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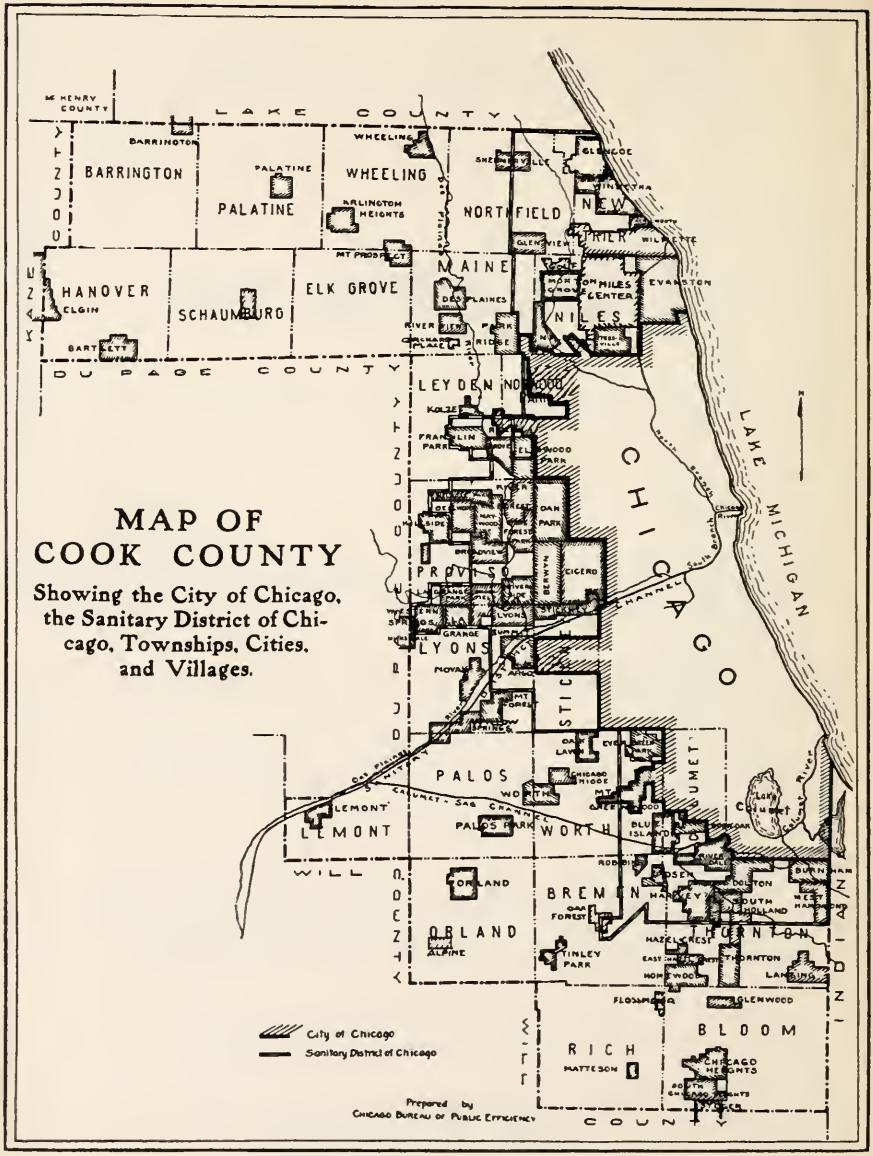

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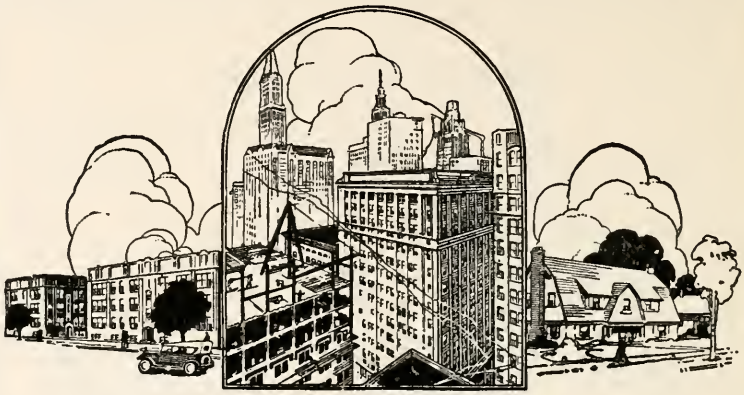

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EXPLANATORY

The figures on the maps in this publication are the general or approximate values per front foot for inside lots in each block, not affected by corner influences. The unit price is for lots 125 feet in depth. Exceptions however are made for the Central Business District (pages 71, 72, 81 and 82), where the unit is for 100 feet in depth. Also in a few localities where the prevailing depth is greater than 125 feet. In such cases the greater depth is reflected in the price. See depth tables.

In this issue will be found revised rules for determining the enhancement due to corner influences. The rules are based on the new zoning ordinance which provides for the occupancy allowed on corner lots over inside lots, as well as the cubic contents of improvements on each. These regulations largely govern the value of a corner, outside of its natural advantages of light and air. Manufacturing property is quoted on a square foot basis. Unsubdivided property is valued at acre prices.

ANNUAL REVIEW

The past year has been marked by a gradual return to normalcy in the prices of land throughout the city. While there has been no advances, except in a few sections, notably in the newer portions of the north shore suburbs, on the contrary there has been no decline in values, taking the city as a whole. Owners are standing pat at previous quotations and are marking time awaiting future developments. On the whole the situation is fairly satisfactory and is the natural result of the reaction which always follows a period of steady advancing prices, such as we have had during the past eight years.

One of the effects of the high prices to which land in the outlying districts has mounted and the resultant increased taxes thereon, has been to stimulate building operations. As sales become more difficult improvements were made with a view to getting tenants in order to realize on the money invested. This together with an easy money market accounts for a large share of the building which has been going on. Many cautious loaners, however, have called a halt on some overbuilt neighborhoods in certain classes of property.

In the high priced localities, towering apartment buildings have been built, both co-operative and for renting purposes, apparently regardless of demands. Many such enterprises have had difficulty in securing purchasers or tenants as the case may be. As a result they are involved in financial difficulties in meeting their commitments. The buildings will in time no doubt fill up with renters but in the meantime some of the builders will find the burden too great to carry and will have to succumb.

(Continued on Page XXXIII)

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Annual Review—Continued

There is a growing tendency to consider old improvements in fast growing apartment districts as of little or no value. For this class of property, roomy comfortable 8 and 10 room houses, brick or frame, the builder has no use. To him they are an obstruction. But there is another class of buyers, the speculator, to whom the old improvements are of value in meeting carrying charges until he can turn the property over at a higher price. There is still the home owner to consider, who occupies it as a place of residence. To him also the improvements have a value. In fact if a house is habitable it has a value to some buyers in the market and it cannot therefore be truthfully said that an old improvement has no value and that the price secured represents the land value only. In Edgewater, Rogers Park, and the Hyde Park districts, there still remain many fine old homes, which will be occupied for years to come as residences by the owners. These districts are too large to be completely filled up with hotel and apartment house projects for many years.

On account of its limited quantity, lake front properties both north and south are soaring in values. Frontages on the outer drives are being held at high figures, owners finding that in the added area gained by agreements with the park commissioners and the increased land values, that it has well paid them to waive their riparian rights.

It is a noticeable fact that rents in all parts of the city in like neighborhoods are about the same. On the far west side and in Oak Park, flats command as high a price per room as in the lake shore districts. Tall building sites, volume 3 zoning, range from $750 to $1,000 per front foot on all sides of the city. Large three-story apartment sites, volume 2, near elevated transportation, bring about $450 per front foot. Similar sites, convenient to surface line transportation, sell for about $250 per front foot. Very little residential property in the newer sections even with poor transportation facilities can be had at less than $100 per foot. In the older sections of the town, mixed improvements, not adapted to apartment house use, volume 1 residential districts, values range from $40 to $80 per front foot. The beautiful new grammar and high schools being built in the outlying portions of Chicago, with their large playgrounds, tend to increase values in these neighborhoods, rather than decrease them as in the older districts. Unless a district is ripe for it, a change in zoning means nothing. Too many changes in the zoning ordinance tends to destroy its usefuless.

There was no marked declines in values in any part of the city, except in those wards where lawless bootlegging and political gangs tend to drive out the respectable elements. Such neighborhoods suffer a loss in property values which far exceeds any benefits a few favored individuals may derive or doles handed out to the poor at Christmas. The hard working worth while peaceful citizen, disfranchised by ballot box stuffers and intimidated by gangs of young rowdies, tends to cause him to move to other parts of the city. Values decline in consequence. Even industries avoid such localities.

In our last year's annual review published in the newspapers, we estimated the total land values of Chicago at $3,438,750,000, an increase of 5% over the previous estimate of $3,150,000,000 published in 1926. The gain this year, as estimated from increases made in the figures in our book, was about $100,000,000 or a total of $3,538,750,000.

One new map page was added with this issue covering the territory recently annexed to Chicago, between Diversey Ave. and Irving Park Boulevard west of Harlem avenue.

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Modern times have brought sweeping changes in realty requirements—probably more than for any other basic necessity—and the realtors have kept pace with the times. They have gone even further—they have adopted the most rigid code of ethics ever formulated for any business, one that goes beyond the highest present-day standards in safeguarding the customer.

Realizing that Real Estate Advertising must reflect the highest ethical standards of America's biggest business, the M. A. Ring Company has built up an organization that stands unique among advertising agencies.

M.A. Ring Company

316 W. Randolph St.
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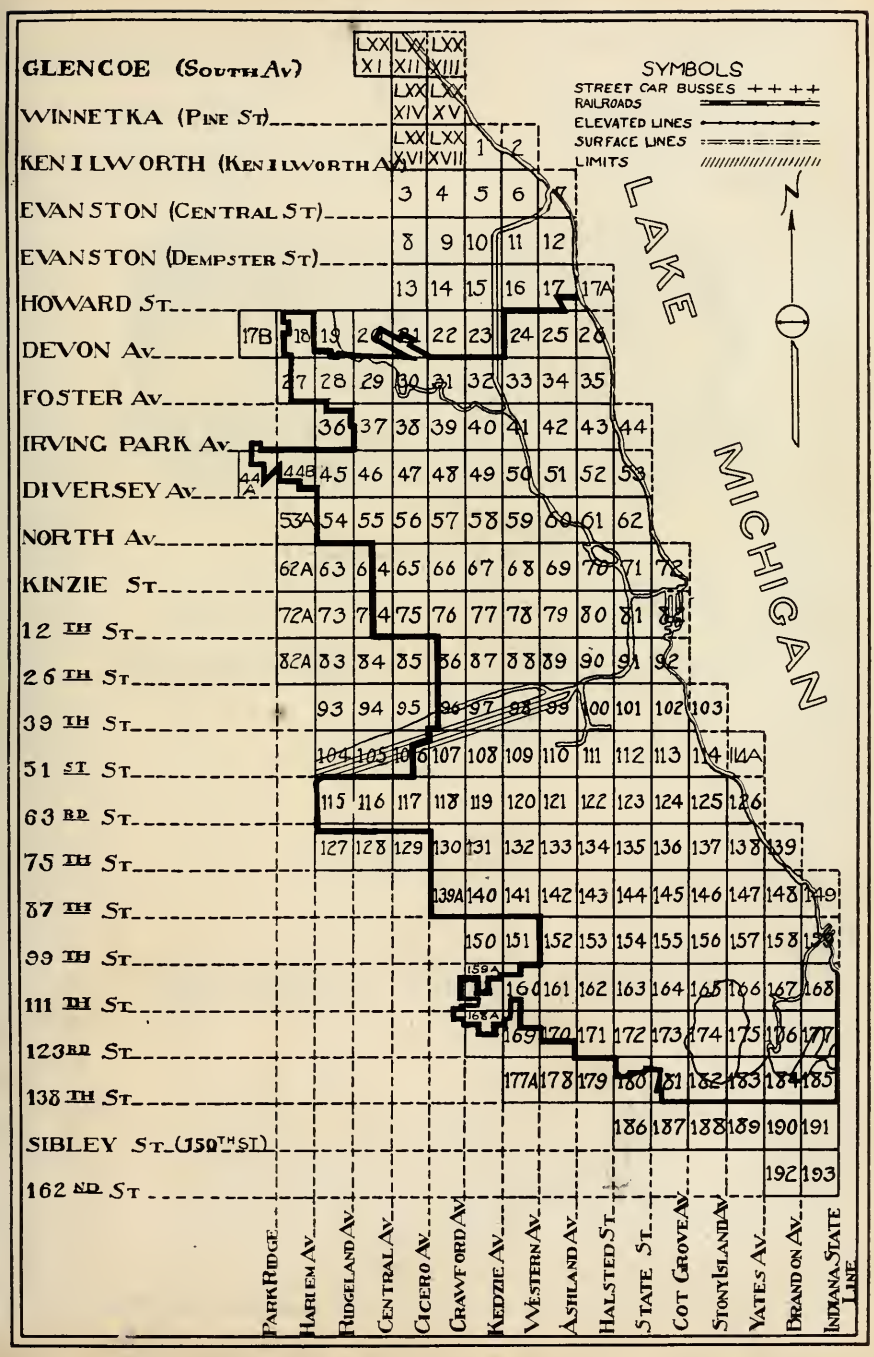
Main 4772

REALTY ADVERTISING IN ALL ITS BRANCHES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WINNETKA (Pine St)
KENILWORTH (Kenilworth Av)
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HOWARD St
DEVON Av
FOSTER Av
IRVING PARK Av
DIVERSEY Av
NORTH Av
KINZIE St
12 TH St
26 TH St
39 TH St
51 ST St
63 RD St
75 TH St
87 TH St
99 TH St
111 TH St
123RD St
138 TH St
SIBLEY St (150TH St)
162 ND St
SYMBOLS
STREET CAR BUSSES
RAILROADS
ELEVATED LINES
SURFACE LINES
LIMITS
LAKE MICHIGAN
N
Park Ridge
Harlem Av
Ridgeland Av
Central Av
Cicero Av
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Western Av
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Chicago Office
134 N. La Salle St.
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STANLEY K. GREEN, Pres.
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Renting Selling
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Specialists
in
Chain Store Leasing

Renting and Real Estate
Management Agent for
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America

Abbreviations

Av.—Avenue
Bd.—Boulevard
Ct.—Court
E.—East
E. & W.—East and West
N.—.North
N. & S.—North and South
N. E.—North East
N. W.—North West
Pl.—Place
Rd.—Road
S.— South
S. E .—South East
S. W.—South West
Ter.—Terrace
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Hamptondale Av	LXXXIV
Hawthorne Lane	I
Hibbard Rd	LXXXVI
High St	I
Hill St	I
Hill Ter	I
Hubbard St	LXXXV
Hubbard Pl	LXXXV
Humboldt Av	LXXXV
Krieger St	LXXXIV
Lake St	LXXXIV
Lakeside Av	LXXXIV
Laurel Av	LXXXIV
Lincoln Av	LXXXV
Linden Av	LXXXVII
Linden St	LXXXVII
Lloyd Pl	LXXXV
Locust Av	LXXXVII
Maple Av	LXXXV
Meadow Rd	I
Merrill St	LXXXV
Michigan Blvd	LXXXVI
Mt. Pleasant St	LXXXVII
Myrtle St	I
Oak St	I
Oakley Av	LXXXIV
Orchard Lane	I
Osgood St	LXXXVII
Park Av	LXXXIV
Park St	LXXXV
Pelham Rd	LXXXV
Pine St	LXXXV
Poplar St	I
Prairie Av	LXXXIV
Prospect Av	LXXXV
Provident Av	LXXXVII
Randolph St	LXXXIV
Ridge Av	I
Ridge Rd	LXXXVII
Rosewood Av	LXXXVII
Scott Av	LXXXIV
Sheridan Rd	I
Spruce St	I
Starr Rd	LXXXV
Stockton St	LXXXVI
Summit St	LXXXV
Sunset Rd	I
Swinton St	LXXXVI
Tower Rd	LXXXV
Valley St	LXXXIV
Vernon Av	LXXXIV
Vine St	LXXXV
Walden Rd	LXXXV
Walnut St	I
Warwick Av	I
Willow Rd	I
Wilson St	I
Windes St	LXXXVII
Winnetka Av	I
Woodlawn Av	I

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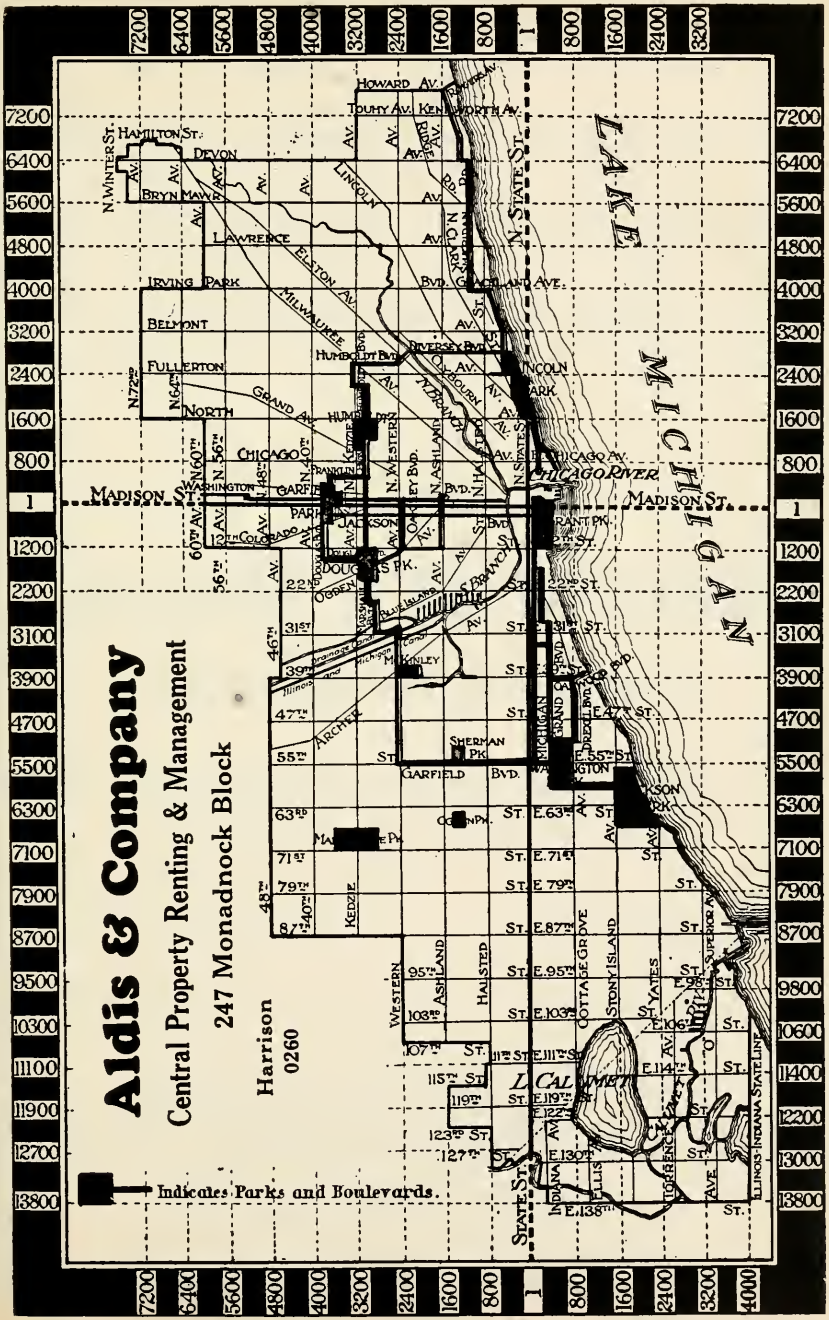
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NORTH
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WASHINGTON
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PARK
JACKSON
DOUGLAS PK.
OGDEN
McKINLEY
SHERMAN PK.
GARFIELD BVD.
MICHIGAN
GRAND AV.
PROSPECT BVD.
WASHINGTON
JACKSON PK.
GRAND BVD.
LINCOLN PARK
DIVERSEY BVD.
HUMBOLDT BVD.
GRAND AV.
MILWAUKEE
ELSTON AV.
LINCOLN
N. CLARK
N. WESTERN
N. ASHLAND
N. HALSTED
N. STATE ST.
WESTERN
ASHLAND
HALSTED
COTTAGE GROVE
STONY ISLAND
YATES
SUPERIOR AV.
ILLINOIS-INDIANA STATE LINE
TIGHE
ARCHER
KEDZIE
CALUMET
INDIANA
N. WINTER ST.
BRYNMAWR AV.
N. 72ND
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E. 87TH
E. 95TH
E. 103RD
E. 106
E. 114TH
E. 119TH
E. 122ND
E. 130TH
E. 138TH
7200
6400
5600
4800
4000
3200
2400
1600
800
1
800
1600
2400
3200
4000

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OLCOTT'S REVISED SYSTEM OF CORNER VALUATIONS

Based on Chicago's Zoning Ordinance. See Olcott's Revised Edition.

RESIDENCE DISTRICTS

Volume 1 District

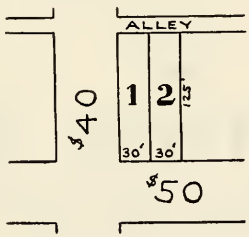
One Family, Churches, Schools, Etc.

Value $50 per foot and under. (Blue Book valuations.)

Rule. Add 10 per cent of the side street unit foot value to the frontage unit foot value. 60x125, maximum 8,000 square feet (zoning ordinance) comprises a corner. If divided into 25-foot lots, 50x125 comes under the corner influence.

Excess depth calculated as a side street lot. applying depth percentage rules (see tables) to the side street unit foot value. If not given. the side street unit foot value may be estimated at 80 per cent of the frontage unit foot value. Considered separately, 75 per cent of the corner enhancement ataches to the immediate corner lot; 25 per cent to the second lot.

ILLUSTRATION



Whole Corner

		Per foot
60x125 at $50 per foot (base value)	$3,000.00	
60x125 at 4 per foot (10% of $40), corner premium	240.00	
Total	$3,240.00	$54.00

In Detail

Lot 1

30x125 at $50 per foot (base value)	$1,500.00	
30x125 corner premium (¾ of $240)	180.00	
Total	$1,680.00	$56.00

Lot 2

30x125 at $50 per foot (base value)	$1,500.00	
30x125 corner premium (¼ of $240)	60.00	
Total	$1,560.00	$52.00

Volume 1

One Family, Churches, Schools, Etc.

Value $50 to $100 per foot. (Blue Book valuations.)

Rule. Add 20 per cent of the side street unit foot value to the frontage unit foot value. 50 or 60 feet comprises a corner as the case may be. In detail, lots 1 and 2 considered separately, same as above.

Volumes 2 and 3

One Family, Churches, Schools, Etc.

Value $100 to $200 per foot. (Blue Book valuations.)

Rule. Add 25 per cent as above. In detail and all other respects, calculate as above.

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APARTMENT HOUSE DISTRICT CORNERS

Volume 1

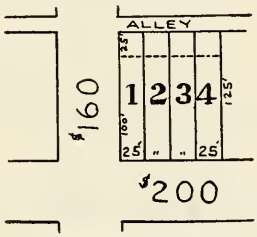
Value $100 to $250 per foot. (Blue Book valuations.)

Rule. Add 70 per cent of the side street unit foot value to the frontage foot value. 100x100 comprises a corner. Calculate the excess over 100 feet in depth, if any, from the side street value. If less than 100 feet in depth, use the depth percentage tables in estimating corner enhancement.

If divided into four equal holdings, calculate the corner premium for each lot as follows: 1st lot, 60 per cent of the entire premium; 2nd lot, 25 per cent; 3rd lot, 10 per cent; 4th lot, 5 per cent.

If no side street unit value is given, estimate the same at 80 per cent of the front foot unit value.

ILLUSTRATION



Whole Corner

		Per foot
100x100 at $200 per foot (base value)	$20,000.00	
100x100 at 112 per foot (70% of $160), corner premium	11,200.00	
Total	$31,200.00	$312.00

Lot 1

25x100 at $200 per foot (base value)	$ 5,000.00	
25x100 (60% of $11,200, entire corner premium)	6,720.00	
Total	$11.720.00	$468.80

Lot 2

25x100 at $200 per foot (base value)	$ 5,000.00	
25x100 (25% of $11,200, entire corner premium)	2,800.00	
Total	$ 7,800.00	$312.00

Lot 3

25x100 at $200 per foot (base value)	$ 5,000.00	
25x100 (10% of $11,200, entire corner premium)	1,120.00	
Total	$ 6,120.00	$244.80

Lot 4

25x100 at $200 per foot (base value)	$ 5,000.00	
25x100 (5% of $11,200, entire corner premium)	560.00	
Total	$ 5,560.00	$222.40

Add 25x100 on the side street at $160 a foot, in above illustration ..... $ 4,000.00

If less than 100 feet in depth, say 50 feet, calculate the corner influence as 72.5 per cent (see tables) of $11,200 (total for 100 feet in depth), or $8,120. For individual lots calculate as above on this basis.

Volume 2

Value $250 per foot and up (Blue Book valuations).
Rule. Add 60 per cent of side street unit.

Volume 3, 4 and 5

Rule. Add 50 per cent of side street unit.

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CENTRAL BUSINESS DISTRICT CORNERS

Volume 5

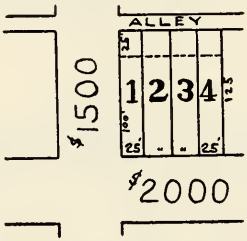
Value $2,000 per foot and up. Corner 100x100 feet in depth. (Blue Book valuations.)

Rule. Add 30 per cent of the frontage foot unit and 30 per cent of the side street unit foot value to the frontage foot unit. 100x100 comprises a corner. (Martin rule used by the Board of Assessors.)

In detail if divided into four holdings owned by different persons, each 25x100, apply 62.5 per cent of the total premium to the first lot; 20.83 per cent to the second lot; 11.67 per cent to the third lot, and 5 per cent to the fourth lot.

If depth of lot on corner is less than 100 feet, take that proportion of the side street unit foot value that the depth tables for the Central Business District gives for the depth under consideration (see tables). Calculate any excess in the corner lot over 100 feet in depth, at side street unit foot value after applying depth table rules.

ILLUSTRATION



Whole Corner

		Per foot
100x100 at $2000 per foot (base value)	$200,000.00	
100x100 at 1,050 per ft. (30% of $2000 + 30% of $1500)	105,000.00	
Total	$305,000.00	$3,050.00

In Detail

Lot 1

25x100 at $2000 per foot (base value)	$ 50,000.00	
25x100 (62.5% of $105,000, total premium)	65,625.00	
Total	$115,625.00	$4,625.00

Lot 2

25x100 at $2000 per foot (base value)	$ 50,000.00	
25x100 (20.83% of $105,000, total premium)	21,871.50	
Total	$ 71,871.50	$2,874.86

Lot 3

25x100 at $2000 per foot (base value)	$ 50,000.00	
25x100 (11.67% of $105,000, total premium)	12,253.50	
Total	$ 62,253.50	$2,490.14

Lot 4

25x100 at $2000 per foot (base value)	$ 50,000.00	
25x100 (5% of $105,000, total premium)	5,250.00	
Total	$ 55,250.00	$2,210.00

Corners over 100 feet in depth

Add rear portion of corner as illustrated above, 25x100 at $1500 per foot from side street unit.

Corners less than 100 feet in depth

Find base value of frontage unit, say 50 feet in depth, by depth percentage tables. Use same of side street unit for corner enhancement.

COMMERCIAL DISTRICT CORNERS

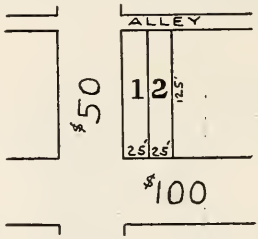
Volume 1

Value $100 to $500 per foot. (Blue Book valuations.)

Rule. Add the unit foot value of the frontage street to the unit foot value of the side street. 50x125 comprises a corner. The side street unit, however, should not be less than 30 per cent nor more than 60 per cent of the frontage unit. This applies only to retail business streets. Transfer and boulevard corners are exceptions.

If divided into two holdings, 75 per cent of the total premium for the two lots attaches to the first lot and 25 per cent to the second.

ILLUSTRATION



Whole Corner

		Per foot
50x125 at $100 per foot (base value)	$5,000.00	
50x125 at 50 per foot (side street unit)	2,500.00	
Total	$7,500.00	$150.00

In Detail

Lot 1

25x125 at $100 per foot (base value)	$2,500.00	
25x125 (75% of $2,500, total premium)	1,875.00	
Total	$4,375.00	$175.00

Lot 2

25x125 at $100 per foot (base value)	$2,500.00	
25x125 (25% of $2,500, total premium)	625.00	
Total	$3,125.00	$125.00

Volume 2

Value $500 to $1,000 per foot. (Blue Book valuations.)

Rule. Same as for volume 1 district except 50x100 comprises a corner. First reduce frontage value for 125 feet to 100 feet in depth. Any excess in depth over 100 feet is calculated as a side street lot. Any corner less than 100 feet is given that percentage of side street value which its depth indicates, according to the depth variation tables. Thus in the above example a lot on the corner 50x50 would have $36.75 (72.5% of $50) per foot added for the corner influence instead of the whole $50 as above. Calculate the corner value of the individual lots the same as above.

Volumes 3 and 4

Value $1,000 to $2,000 per foot. (Blue Book valuations.)

Rule. Same as for a volume 2 district. 80x100 comprises a corner. In detail, Lot 1 commands 65 per cent of the total corner enhancement; Lot 2, 25 per cent; and the balance of 30 feet, 10 per cent.

TRANSFER AND BOULEVARD CORNERS

No rule applies. Each of such corners has a value wholly its own. Comparison with other such corners as to its being better or inferior is perhaps the best criterion.

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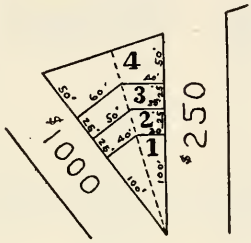
IRREGULAR LOTS

Triangular Corners Fronting Different Value Streets

Rule. Find total number of square feet in triangle. Ascertain percentage one street unit bears to the other. Apply these percentages to the total number of square feet. Reduce each unit to its proper value by consulting triangle tables. Multiply the front foot on each street by their respective units so arrived at. Divide the result by the number of square feet in each triangle. This will give the square foot value for each. Apply these square foot unit values to the areas estimated above to be affected by each. Add the two products together.

ILLUSTRATION



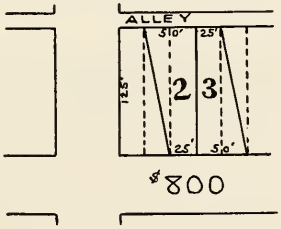
Lot 1

Triangle 2,000 Sq. Ft. + 1,500 Sq. Ft. = 3.500 Sq. Ft.
$1,000 unit + $250 unit = $1,250. $1,000 = 80%; $250 = 20%.
80% of 3,500 Sq. Ft. = 2,800 Sq. Ft. 20% = 700 Sq. Ft.
59% (40 Ft. perpendicular) of $1,000 side of triange, equals $590 Ft.
58% (30 Ft. perpendicular) of $250 side of triangle, equals $145 Ft.
100 feet at $590 equals $59,000. 100 Ft. at $145 equals $14,500. Total $59,000 ÷ 2,000 Sq. Ft. = $29.50 per Sq. Ft. $14.500 ÷ 1.500 = $9.67 Sq. Ft. 2,800 Sq. Ft. at $29.50 = $82,600. 700 Sq. Ft. at $9.67 = $6,769. Total value $89,369. This is only an approximate method for quick computation. If greater accuracy is desired a more scientific method would be necessary.

Triangular Inside Lots

Rule. Divide up into right angle triangles, rectangles and parallelograms wherever possible. In the case of triangles, consult tables published.

ILLUSTRATION



Lot 2

25x125 at $800 per front foot	$20,000
0 to 25x125 at $260 per Ft. (32.5% of $800, apex on street)	6,500
Total	$26,500

Lot 3

25x125 at $800 per front foot	$20,000
25 to 0x125 at $540 per Ft. (67.5% of $800, base on street)	13.500
Total	$33.500

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TABLES OF THE VALUATION OF LOTS OF DIFFERENT DEPTHS

NOTE.—The valuations given in this book with the exception of the Central Business and adjoining districts (pp. 71, 72, 81 and 82) are for lots 125 feet in depth. In the Central District they are for lots 100 feet in depth. These tables are for determining the values when more or less than the stated units.

Depth in Feet	Residence District % 125 Ft.	Apartment District % 125 Ft.	Commercial District % 125 Ft.	Mfg. District % 125 Ft.	*Cent. Bus. District % 100 Ft.	†Triangles Base on St. % Depth Lot
10	23.00	23.00	23.00	6.00	20.00	50.00
20	37.50	37.50	37.50	16.00	30.00	55.50
25	44.00	44.00	44.00	26.00	34.00	56.75
30	49.50	49.50	49.50	36.00	39.00	58.00
40	58.75	58.75	58.75	46.00	48.00	59.00
50	66.50	66.50	66.50	56.00	57.00	60.00
60	73.00	73.00	73.00	65.00	66.00	61.00
70	78.50	78.50	78.50	73.00	75.00	62.00
80	83.50	83.50	83.50	80.00	84.00	63.00
90	87.75	87.75	87.75	86.00	92.00	64.00
100	91.75	91.75	91.75	91.00	100.00	65.00
110	95.25	95.25	95.25	95.00	108.00	66.00
120	98.50	98.50	98.50	98.00	116.00	67.00
125	100.00	100.00	100.00	100.00	119.00	67.50
130	101.50	105.50	103.00	101.00	123.00	68.00
140	103.50	110.75	107.00	103.75	130.00	69.00
150	105.25	115.75	111.00	106.25	137.00	70.00
160	106.75	120.50	114.00	108.50	144.00	70.75
170	108.00	125.00	117.00	110.50	151.00	71.50
180	109.00	129.25	120.00	112.25	158.00	72.25
190	110.00	133.25	122.00	114.00	164.00	73.00
200	111.00	137.00	124.00	115.50	170.00	73.50
225	113.50	140.50	127.00	118.25	185.00	75.50
250	116.00	143.75	130.50	120.75	200.00	77.50
275	118.50	147.00	134.25	123.00	215.00	78.25
300	121.00	150.00	137.50	125.00	230.00	79.00

*Martin's rules. Board of Assessors of Cook county. †Zangerle's rules. Cleveland.

SCHEDULE FOR COMPUTING THE VALUE OF BUILDINGS

Figures by the Samkovitz Construction Company
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	Per Cubic Foot.
Office Buildings, fireproof, first class	72 to 96 cents
Office Buildings, fireproof, second class	48 to 72 cents
Mercantile Buildings, fireproof, first class, steel construction	40 to 50 cents
Manufacturing and Storage, fireproof, first class, concrete	25 to 35 cents
Apartment Buildings, fireproof, first class	60 to 96 cents
Apartment Buildings, not fireproof, first class	30 to 40 cents
Manufacturing or Warehouse, mill construction, of 5,000 sq. ft. floor space	18 to 24 cents
Factory Buildings, ordinary construction, according to floor space	14 to 29 cents
Residences, first class	48 to 72 cents
Residences, ordinary	19 to 30 cents
Residences, two or three-story frame, stone foundation	16 to 28 cents
Stores or Brick-Front Buildings, ordinary	14 to 29 cents
Flat Buildings, ordinary brick	20 to 30 cents
Flat Buildings, two or three-story frame	13 to 19 cents
Cottages, brick or stone foundation	13 to 23 cents
Cottages, one-story frame, on posts	12 to 14 cents

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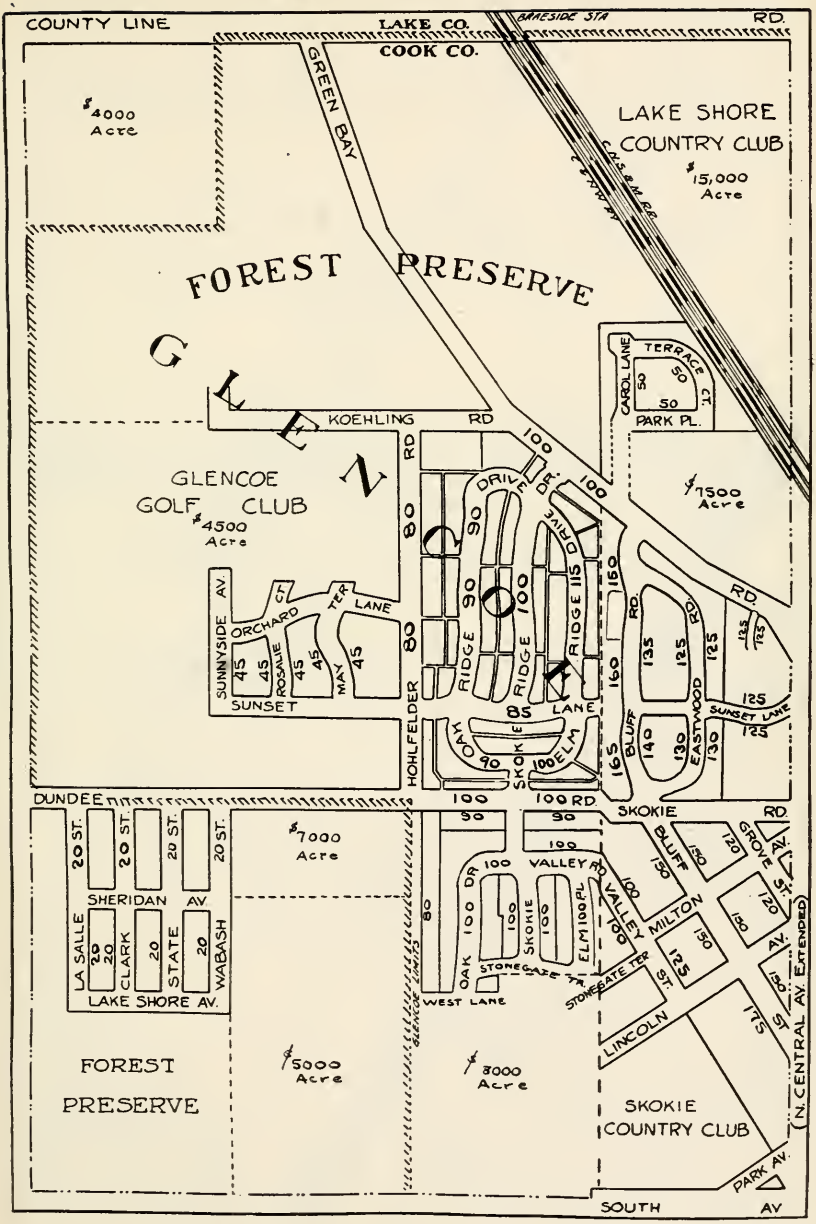
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BLUFF
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SUNSET LANE
DUNDEE
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$7000 Acre
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LA SALLE
CLARK
STATE
WABASH
LAKE SHORE AV.
VALLEY RD
MILTON
GROVE AV.
STONEGATE TER
WEST LANE
LINCOLN ST.
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FOREST PRESERVE
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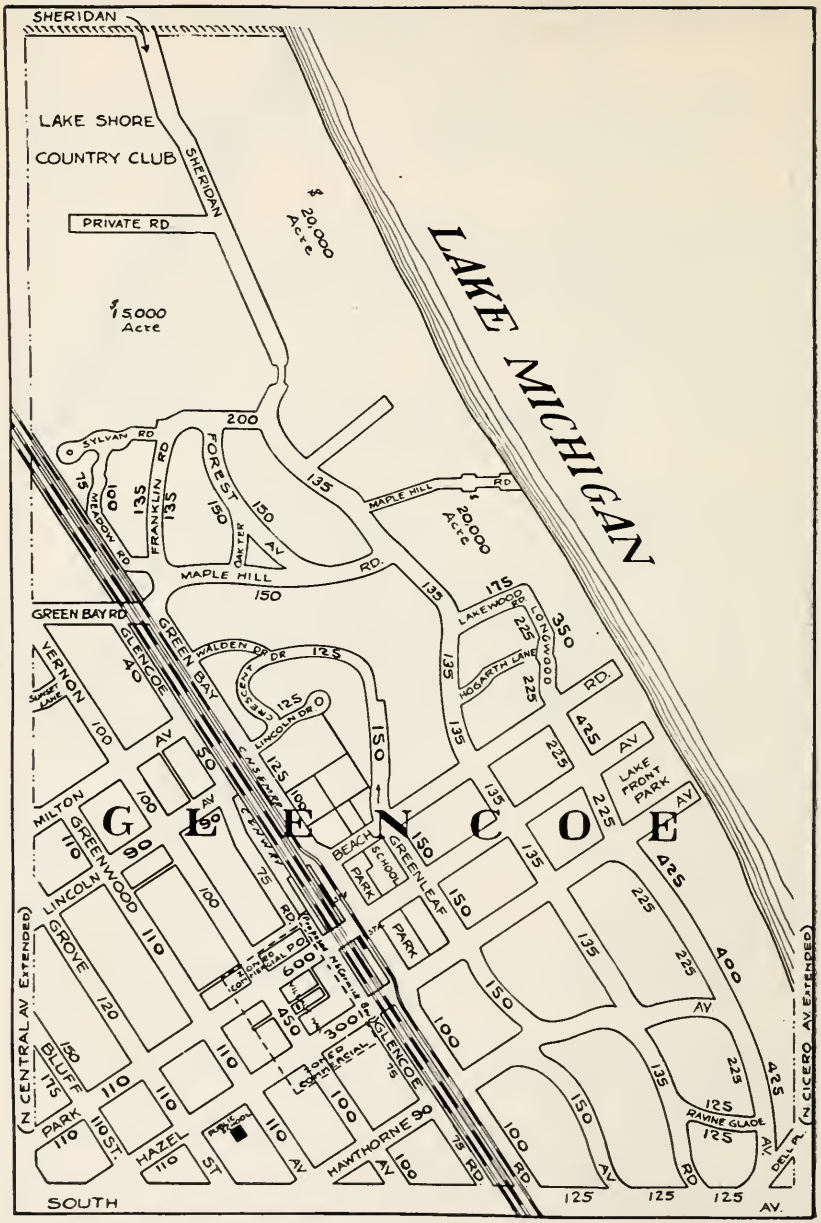
SOUTH AV



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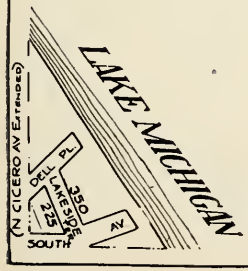

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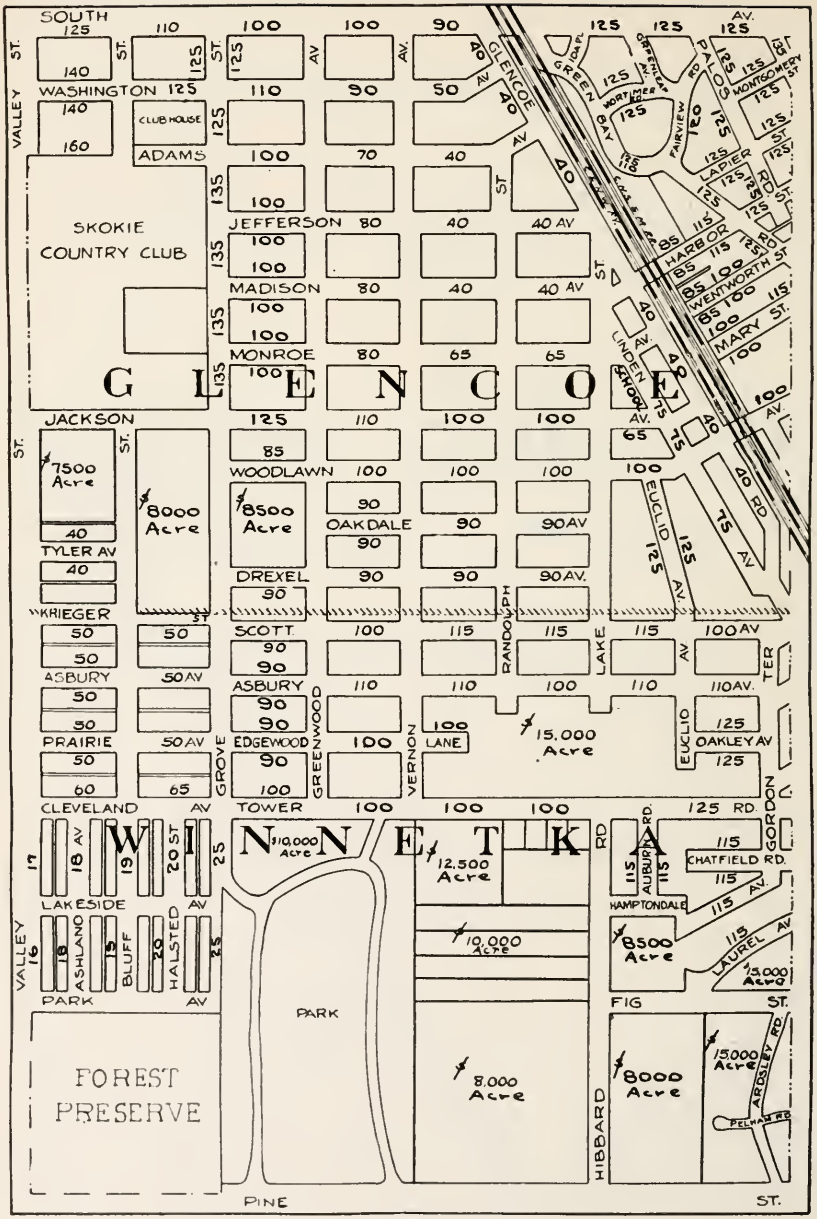

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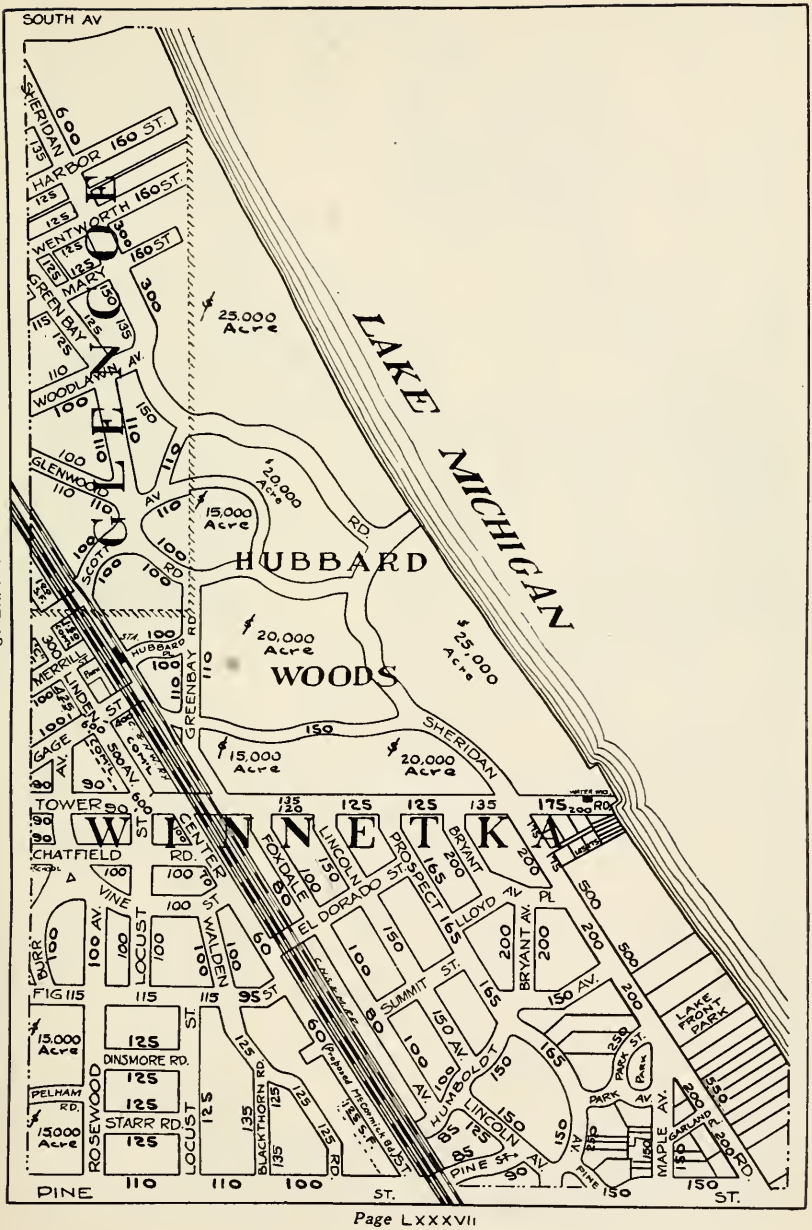

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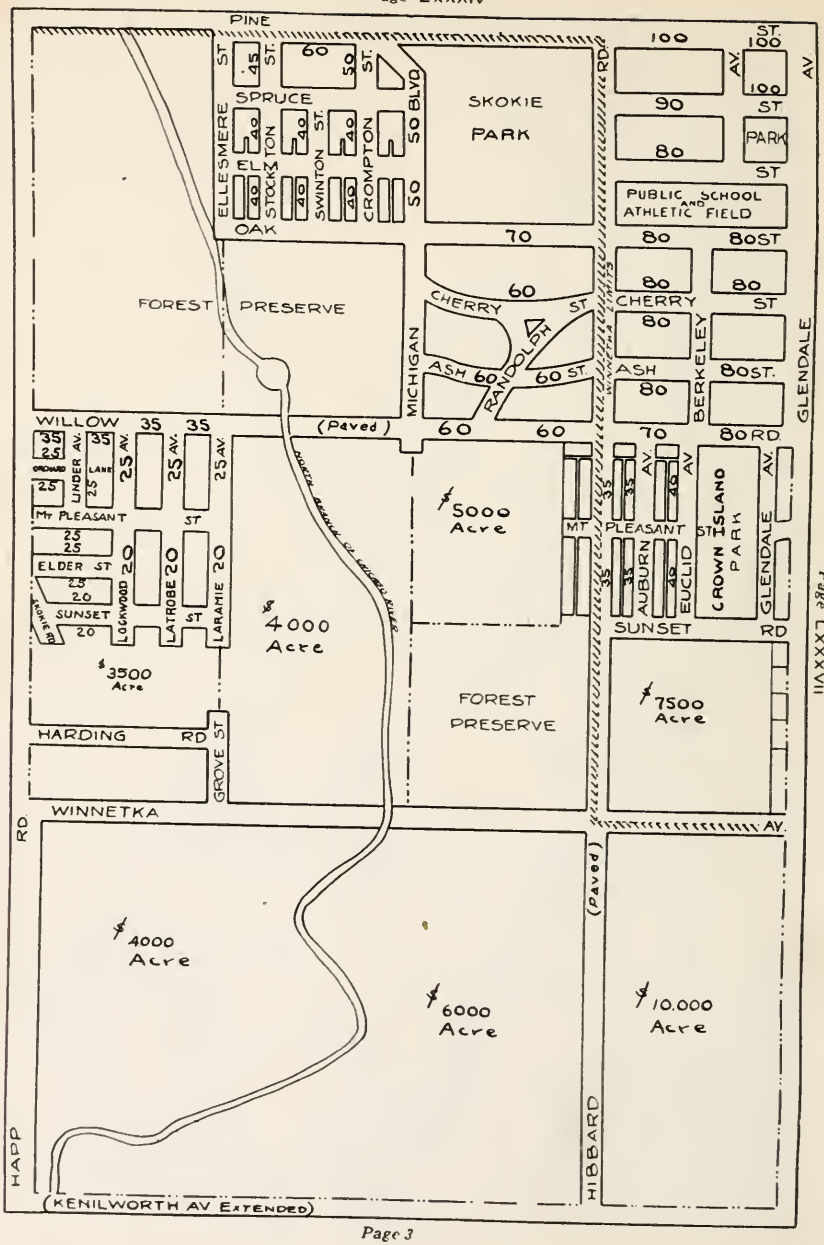
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STOCKTON
OAK
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HAPP
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AUBURN
EUCLID
MT PLEASANT
SUNSET RD
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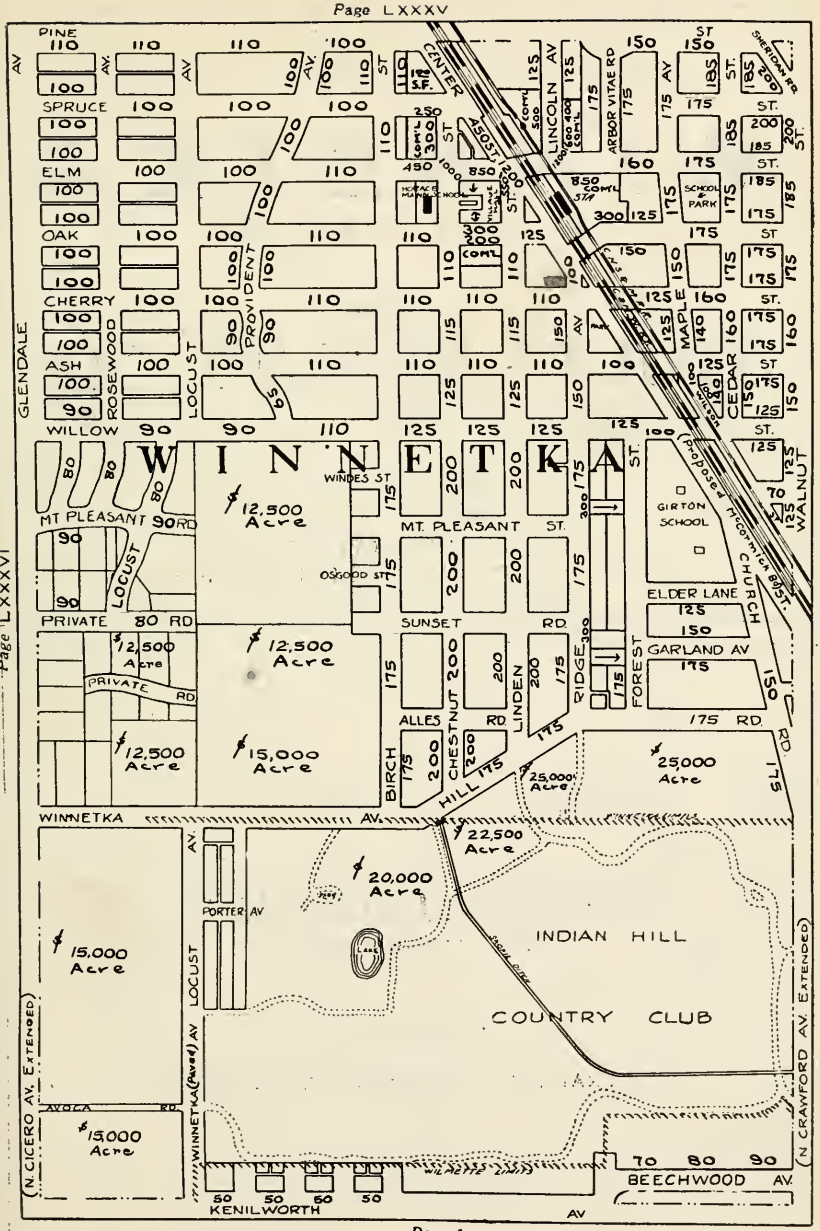
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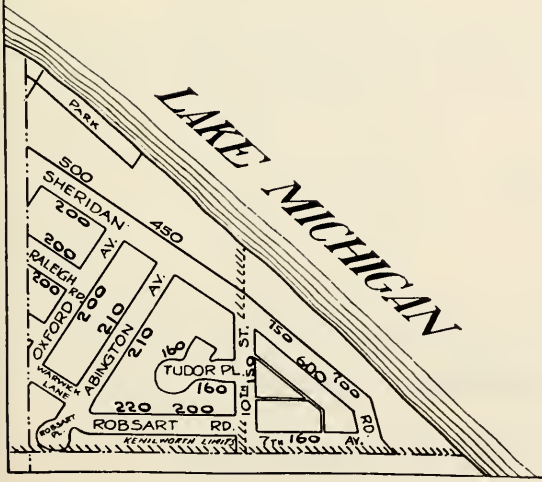
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SHERIDAN
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RALEIGH
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AV.
OXFORD
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210
210
210
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AV.
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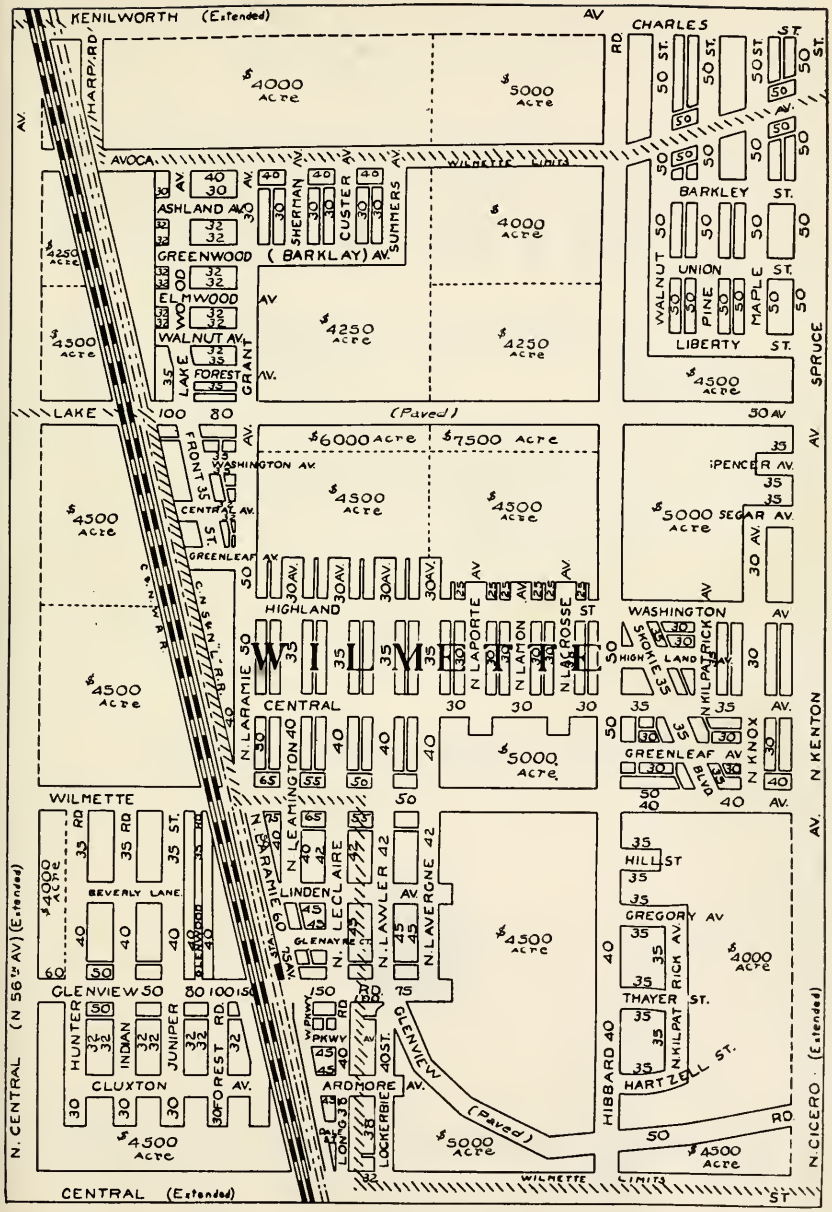
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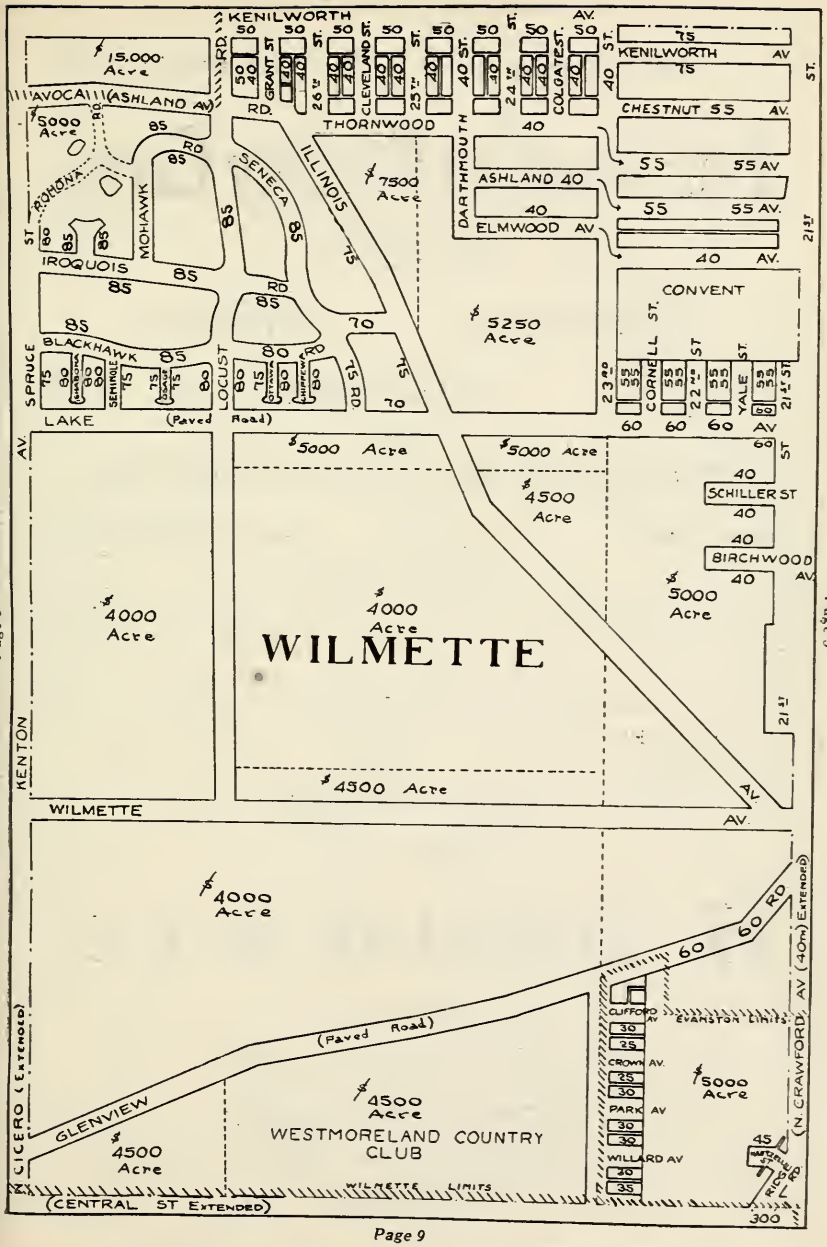
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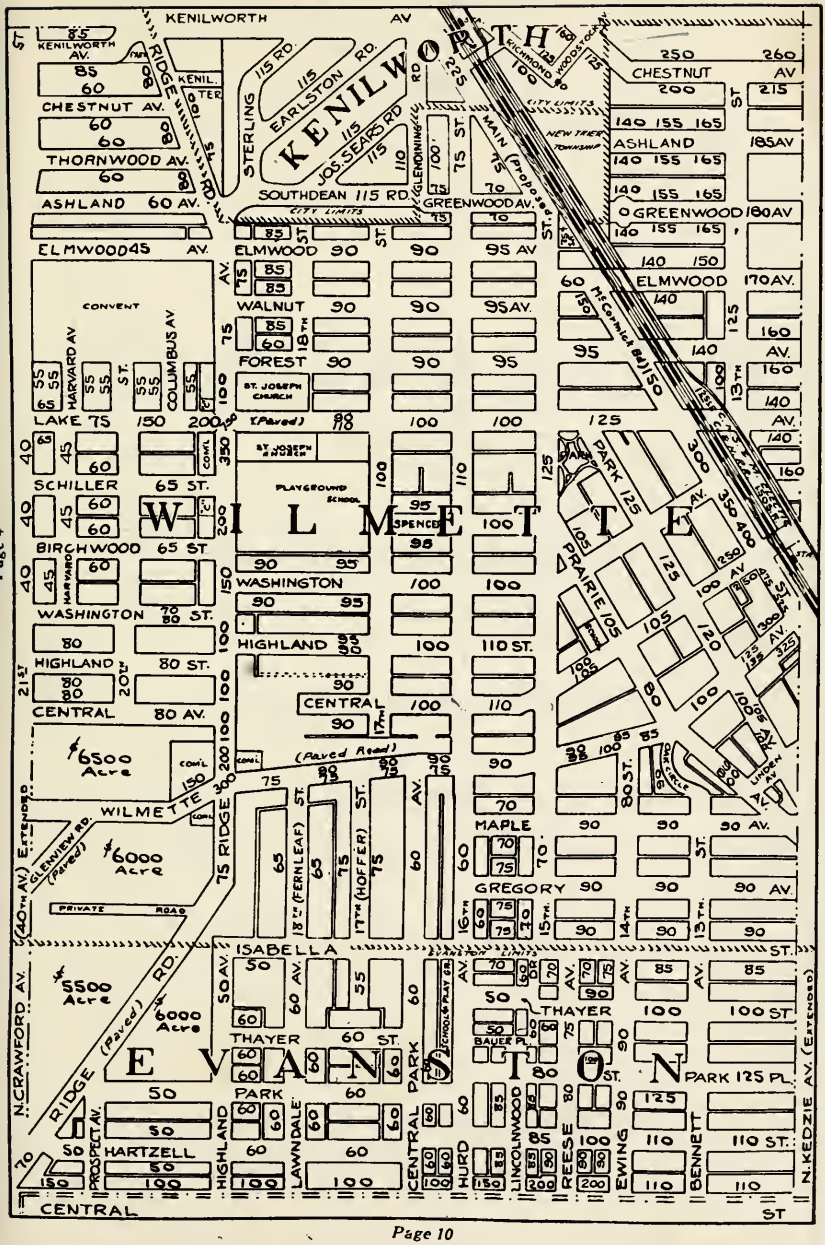

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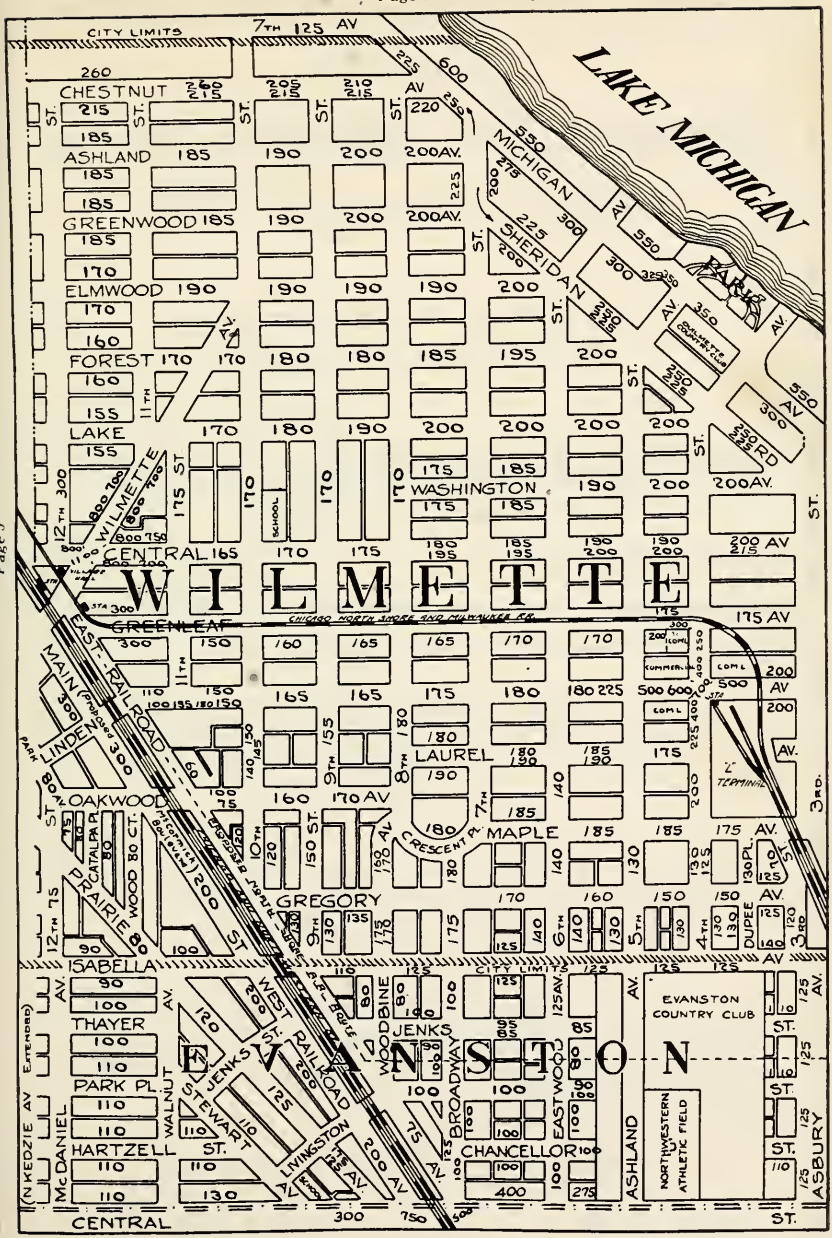
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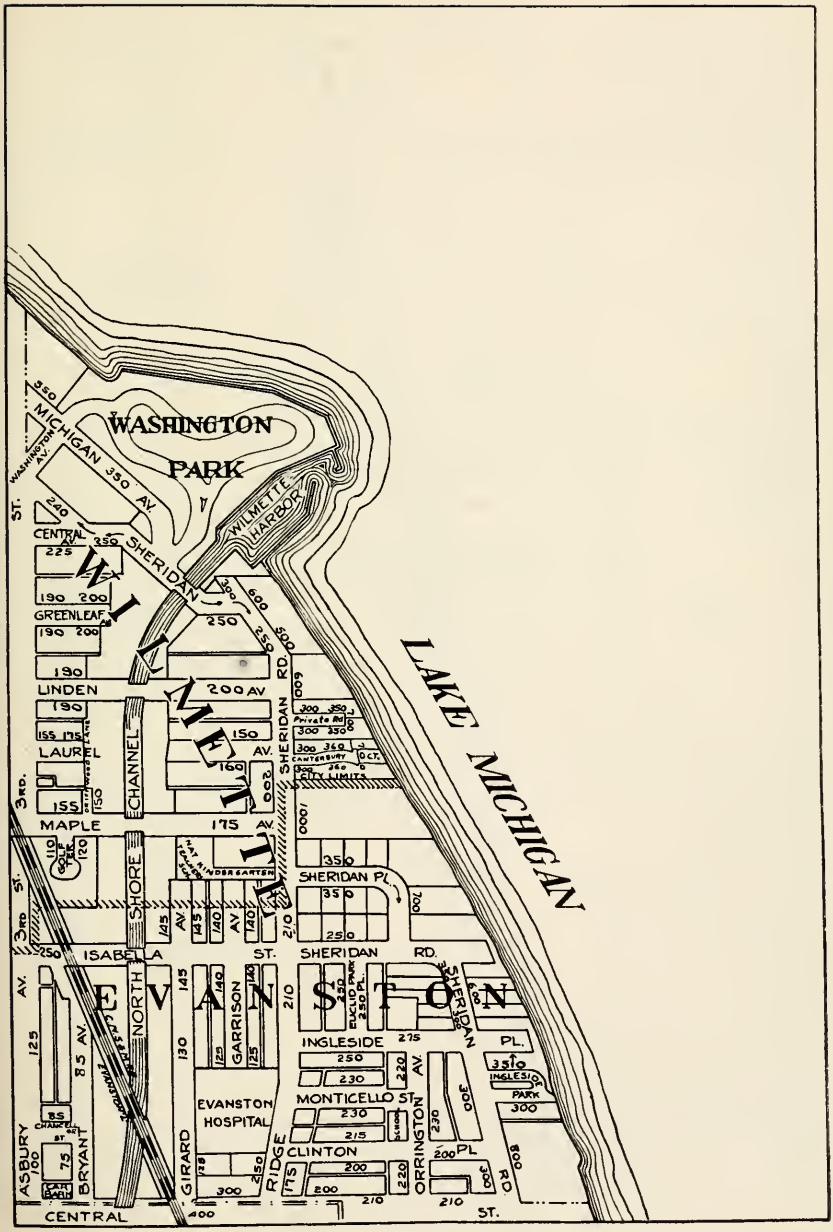
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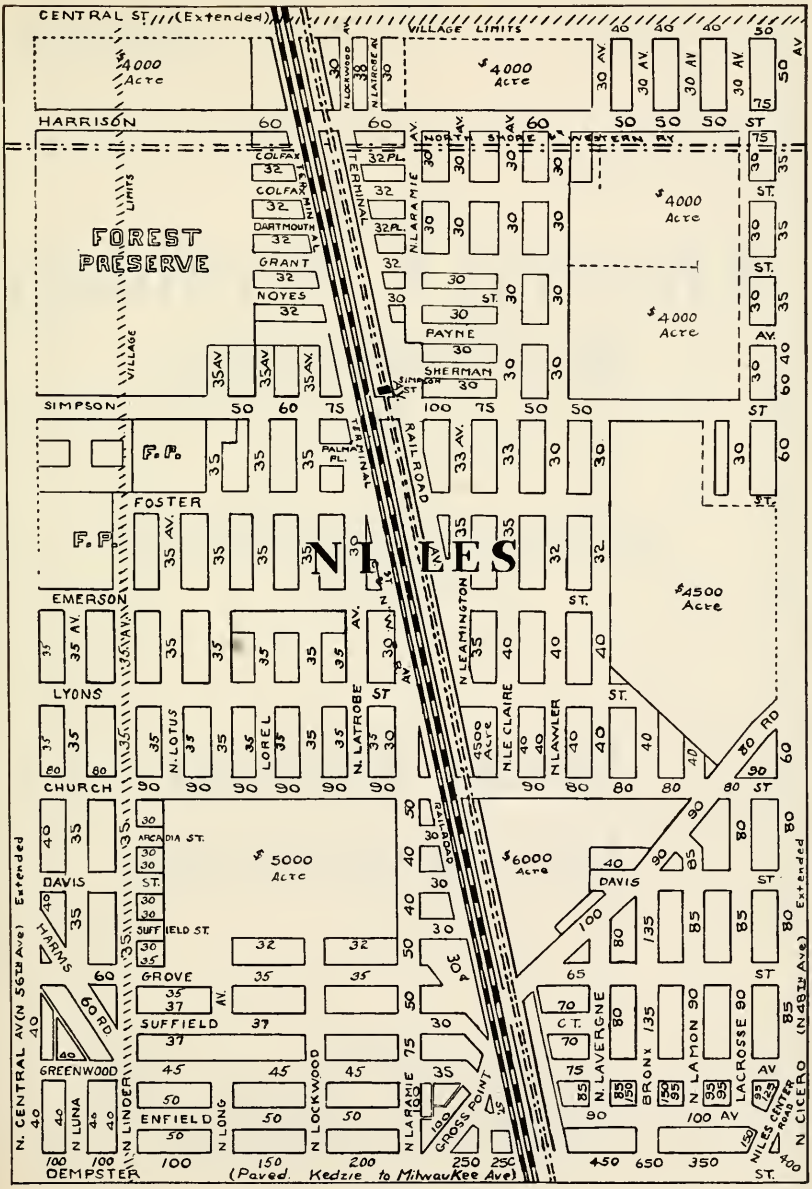

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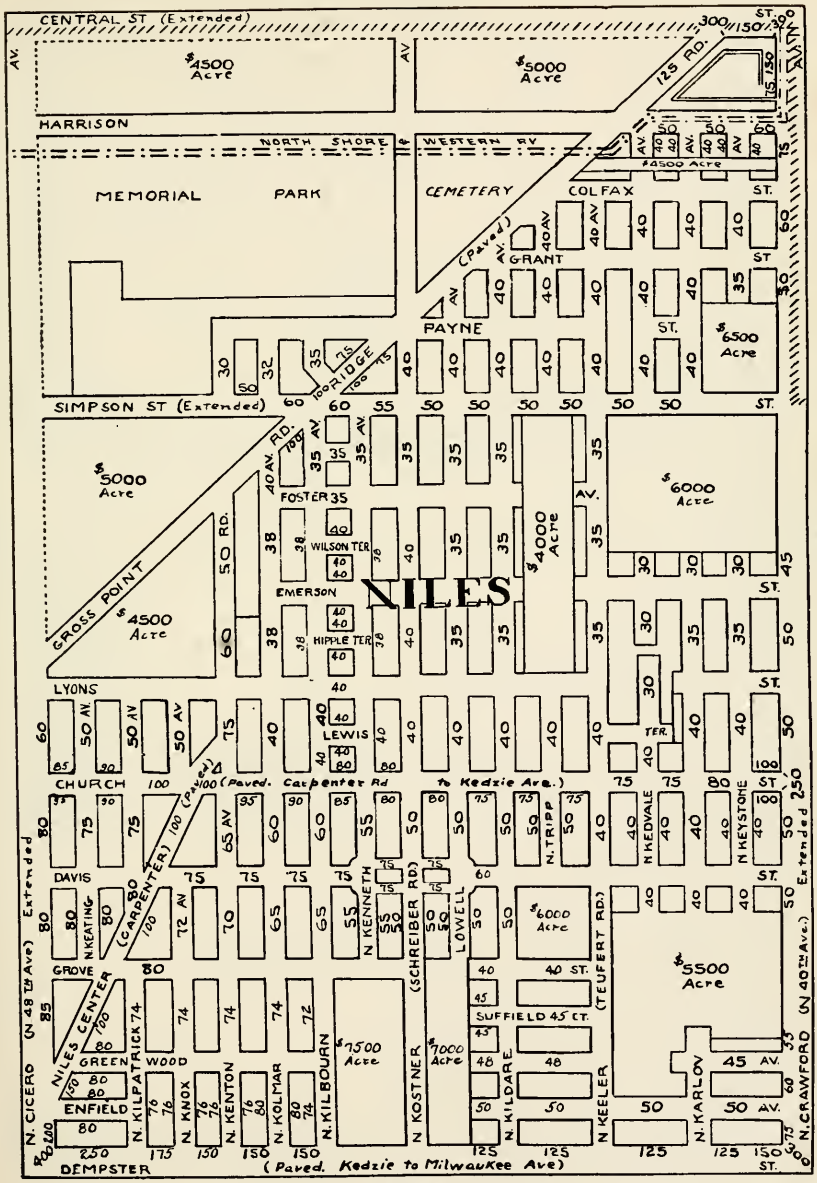

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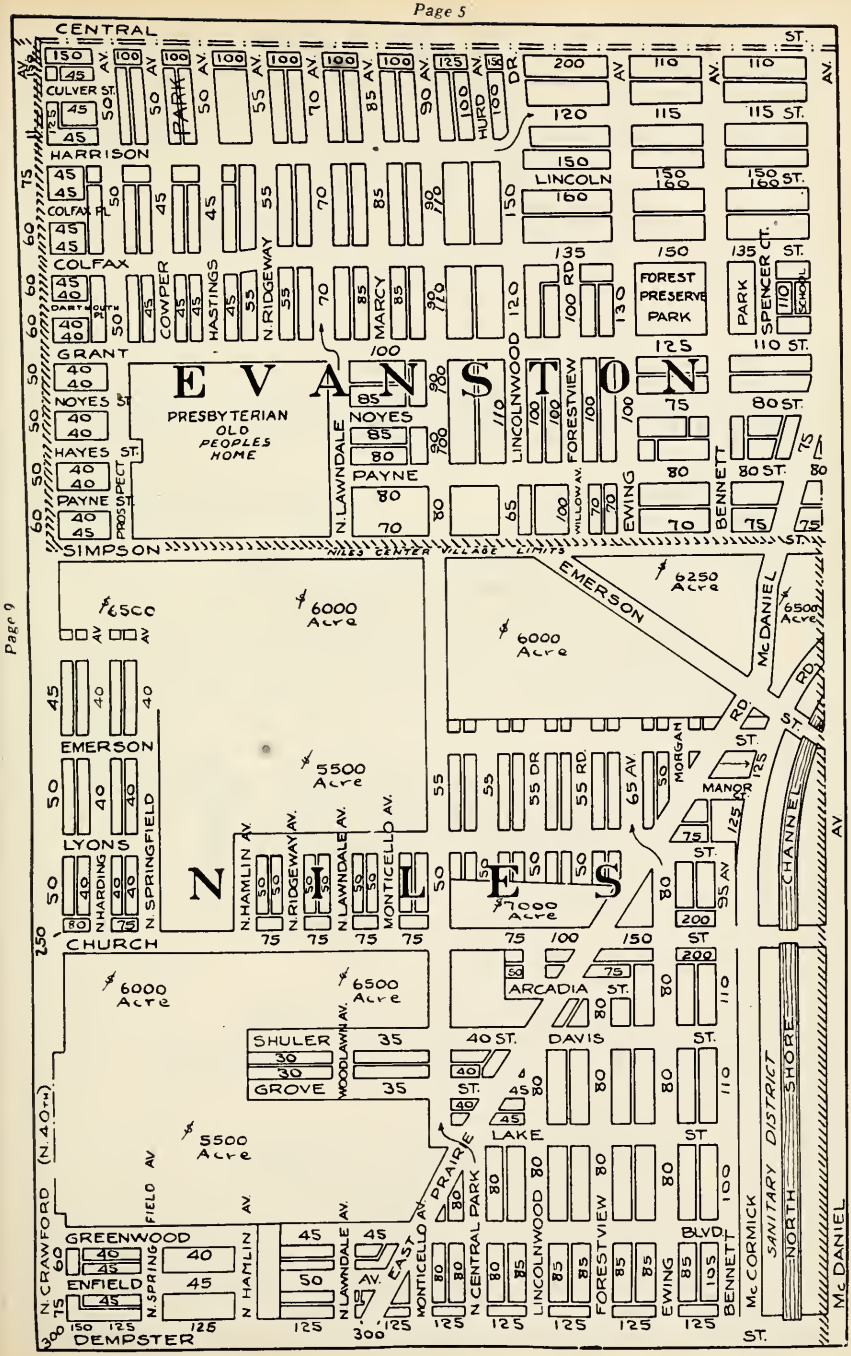

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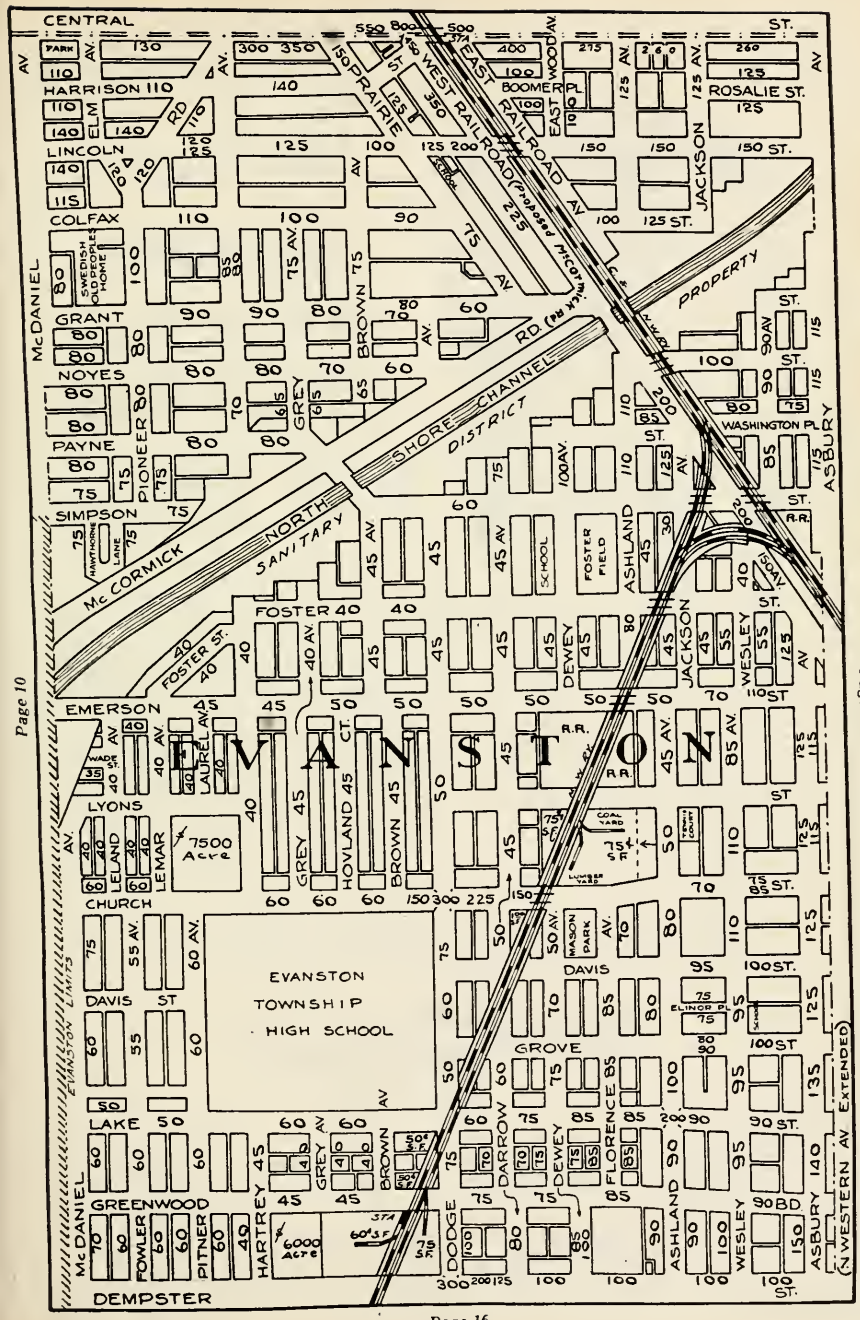

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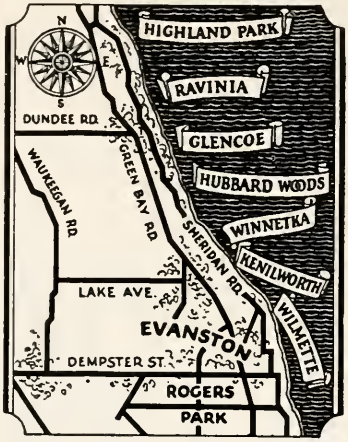

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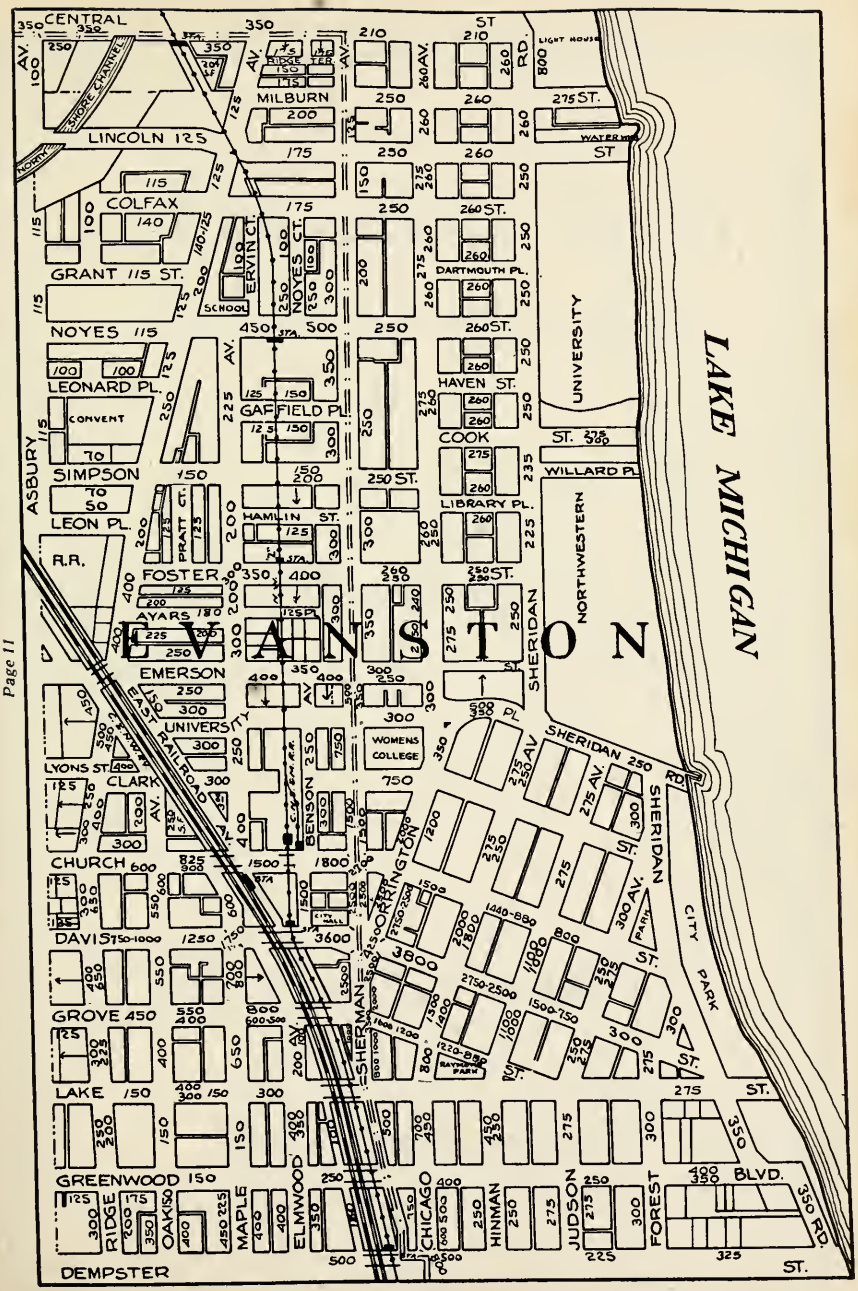
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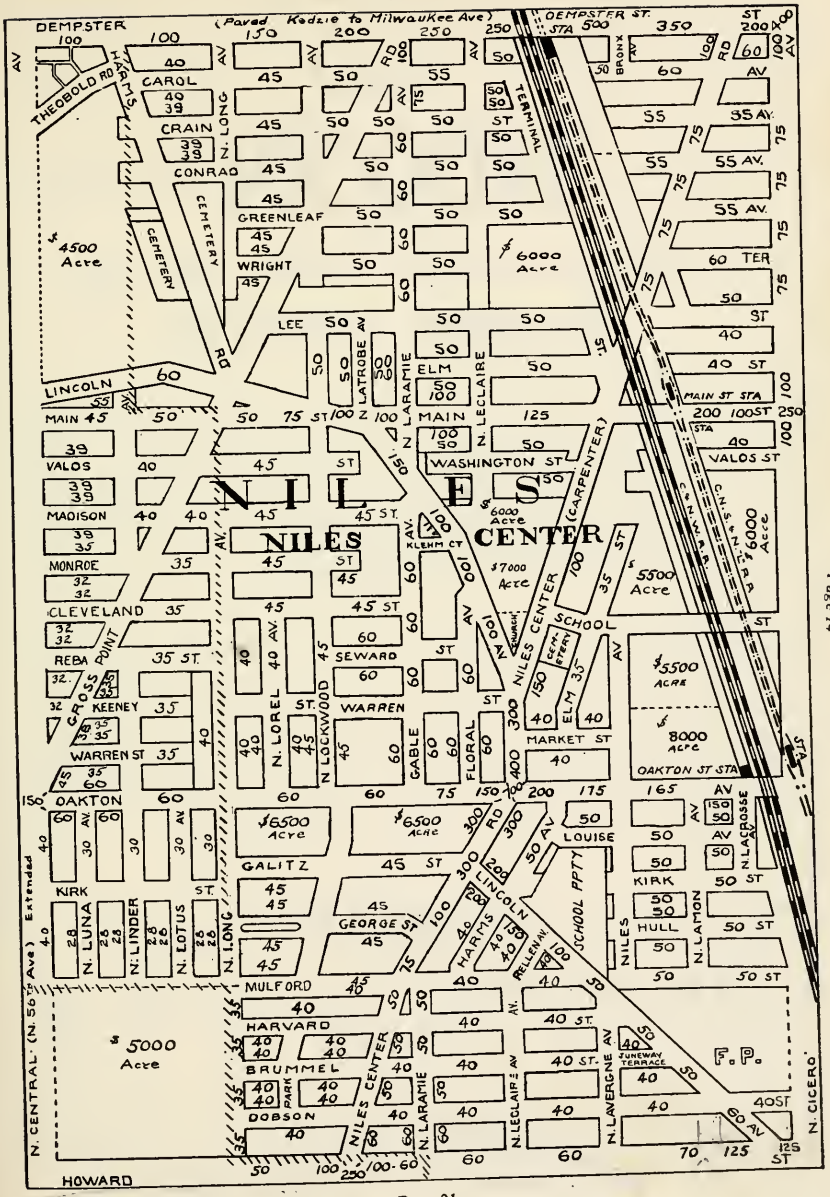

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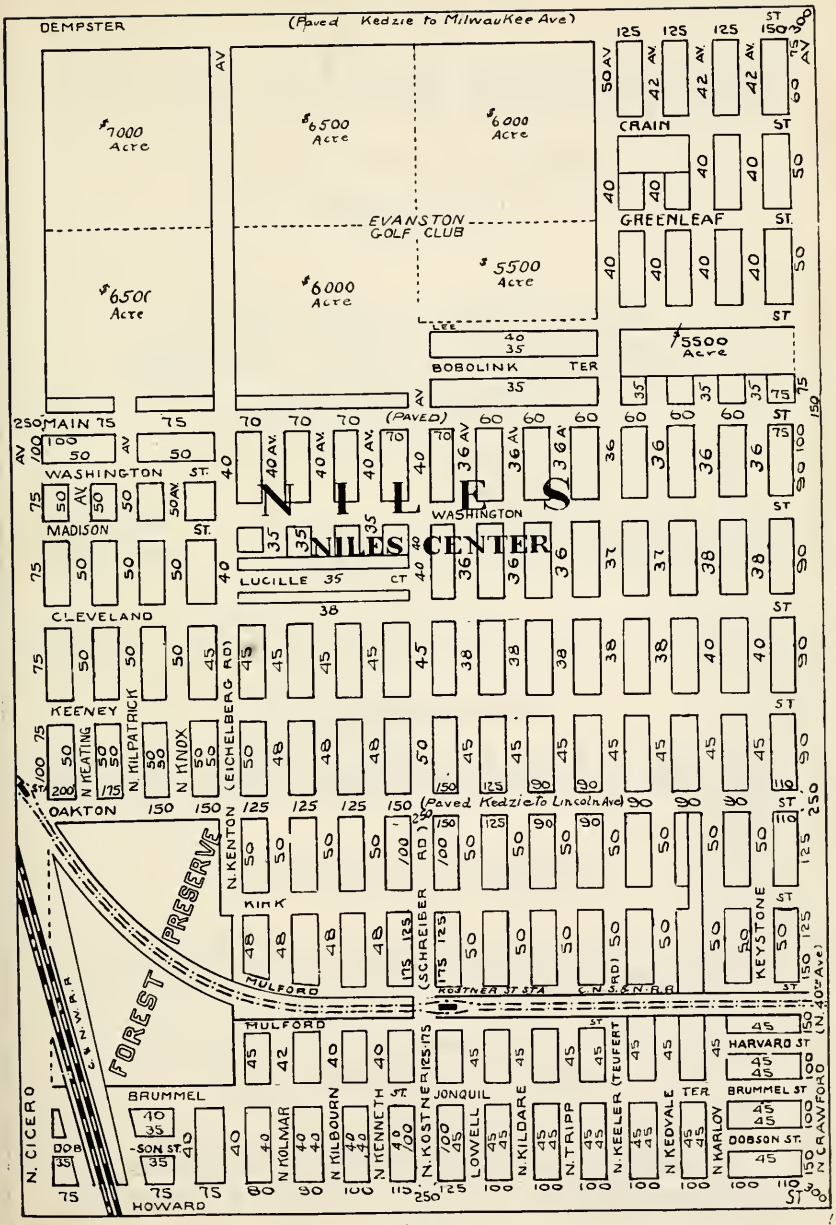

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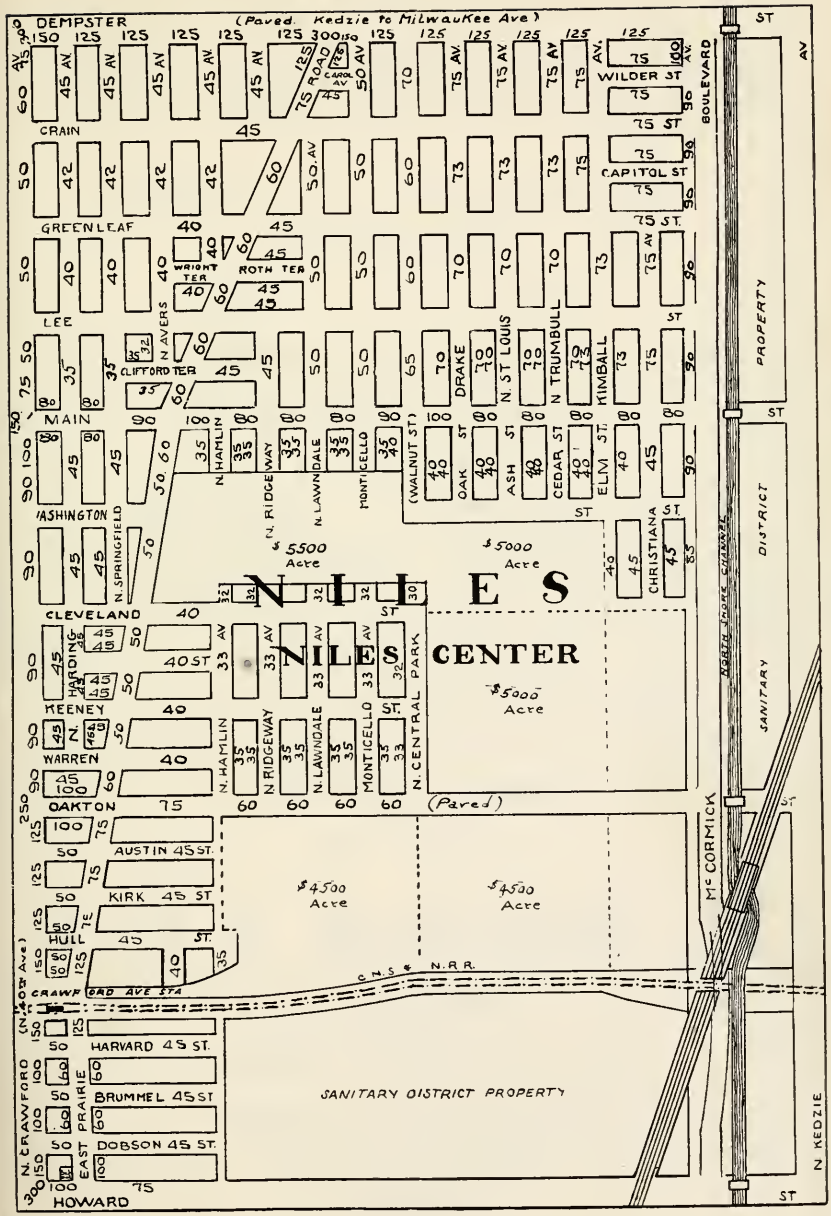

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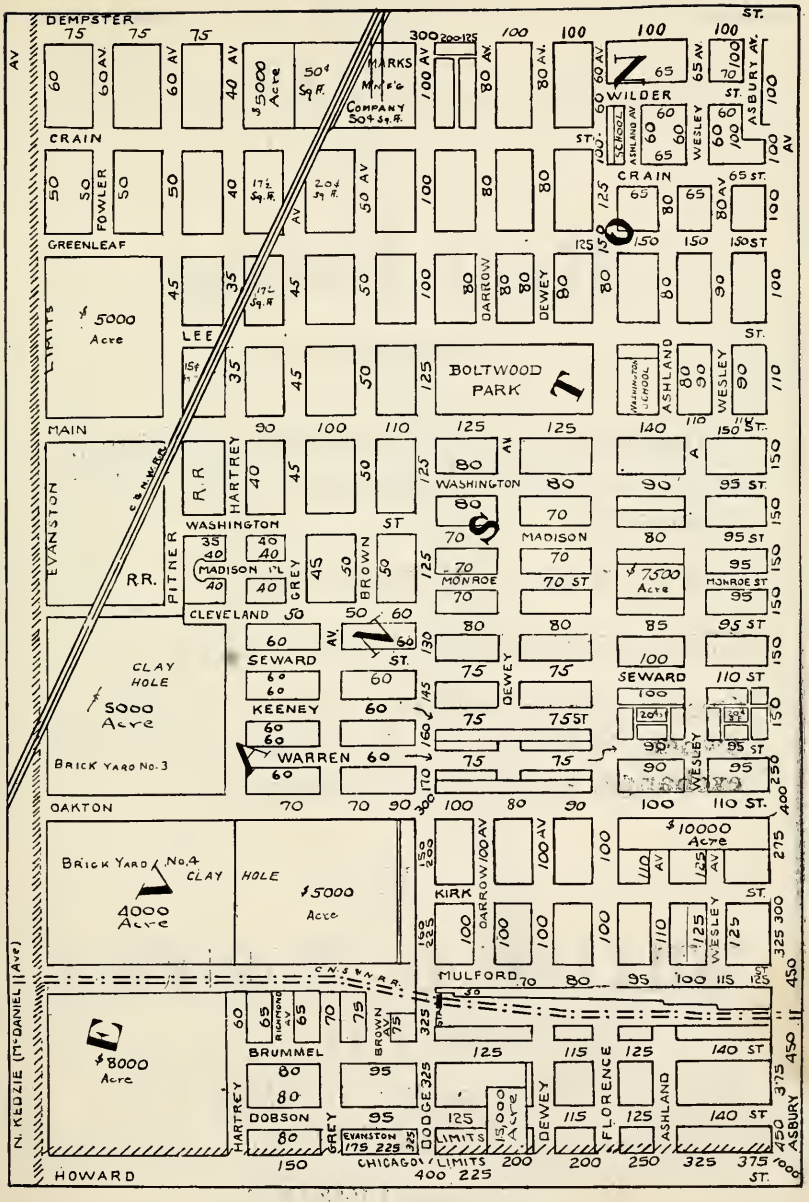

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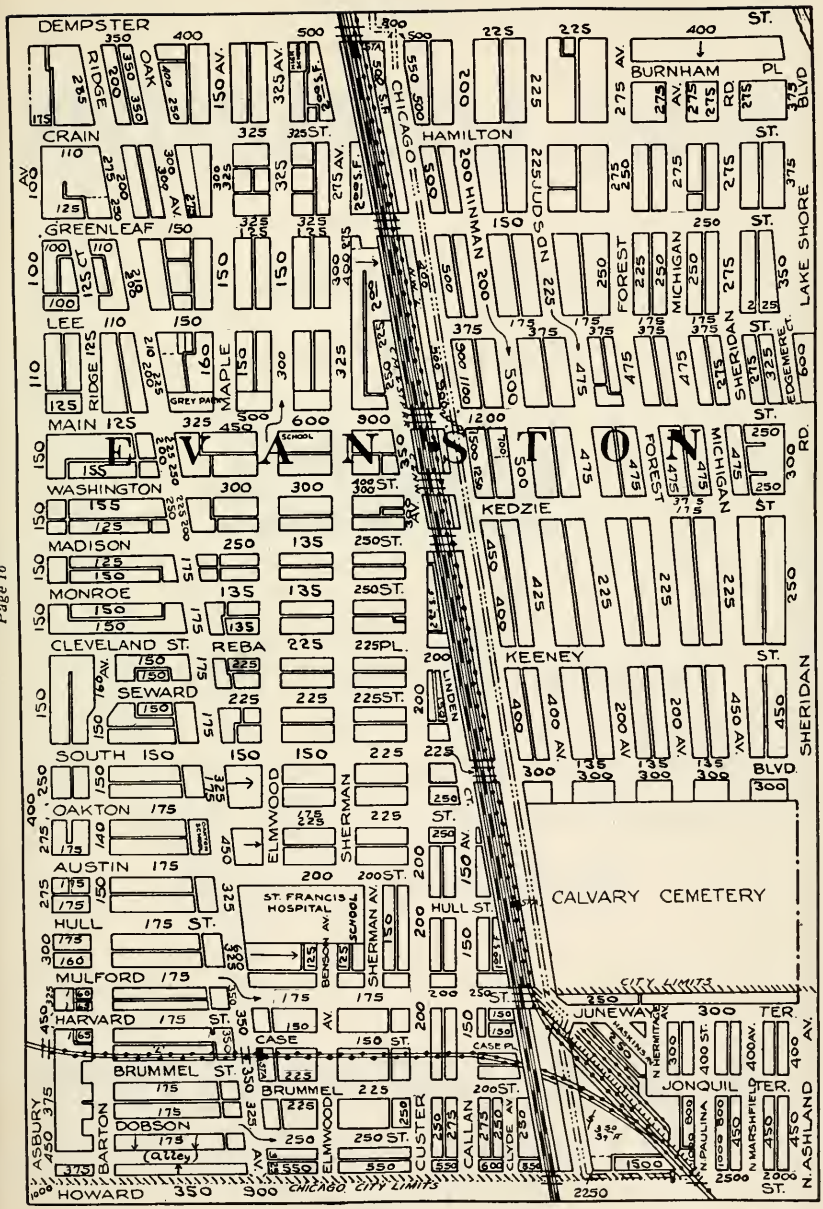

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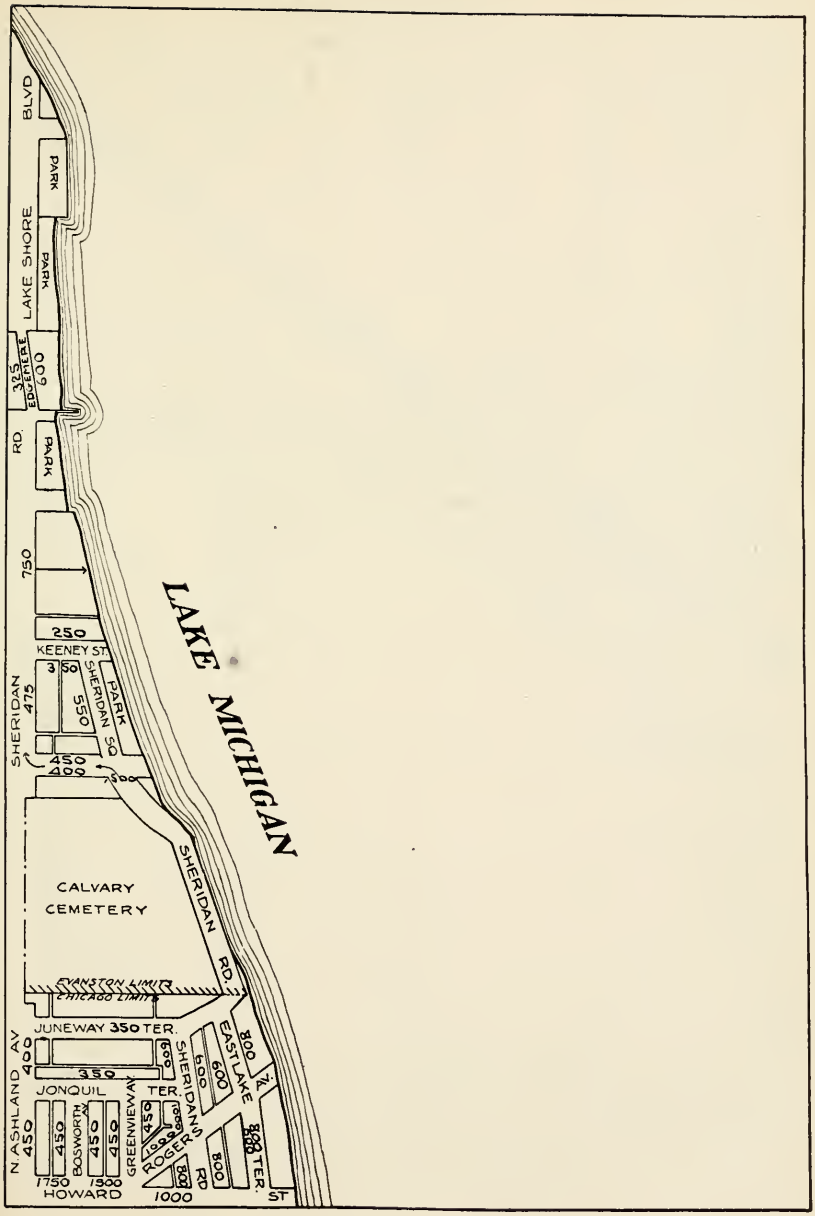
LAKE MICHIGAN
SHERIDAN RD.
EAST LAKE AV.
SHERIDANS TER.
ROGERS RD
TER.
ST
CALVARY CEMETERY
SANITARY LIMIT
JUNEWAY 350 TER.
JONQUIL TER.
N ASHLAND AV
HOWARD
BOSWORTH
GREENVIEWAY
KEENEY ST
SHERIDAN SQ
PARK
SHERIDAN
LAKE SHORE
BLVD
RD
EDGEMERE
325
750
250
475
550
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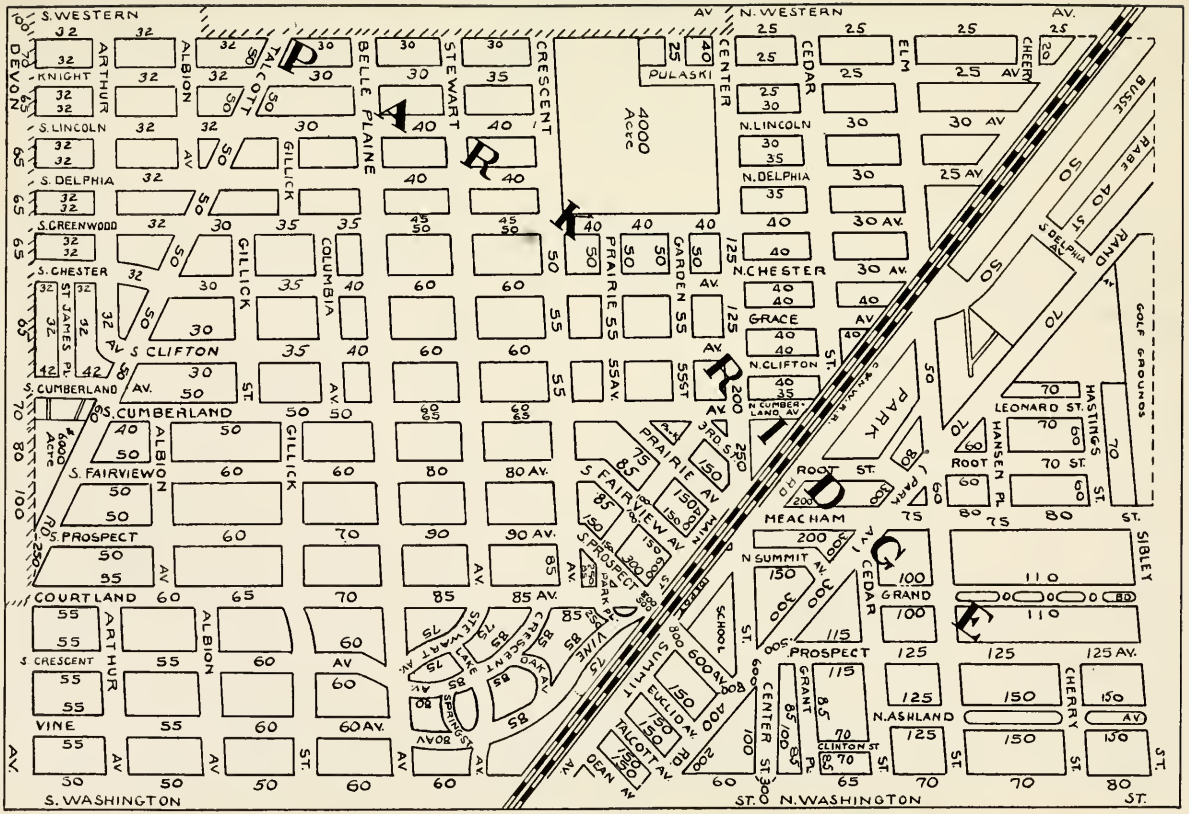
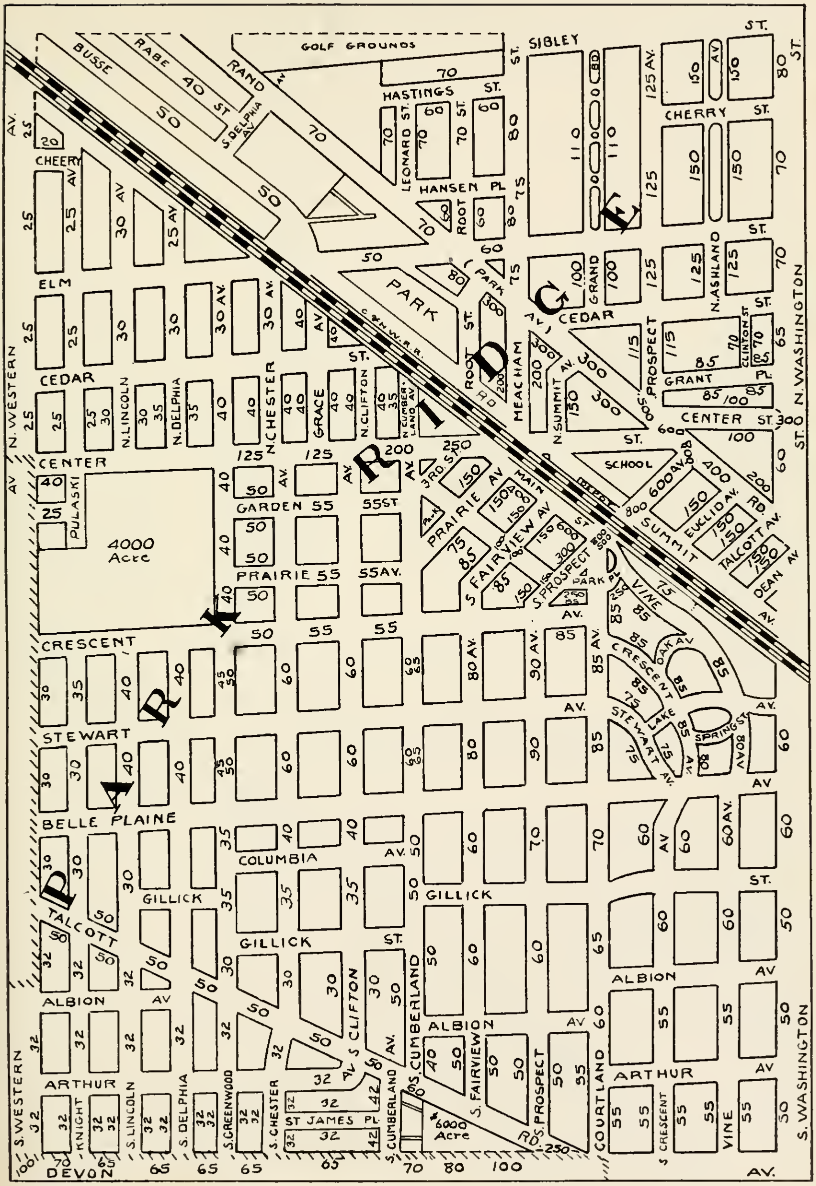
300
350
400
450
1750
1500
1000
800
600

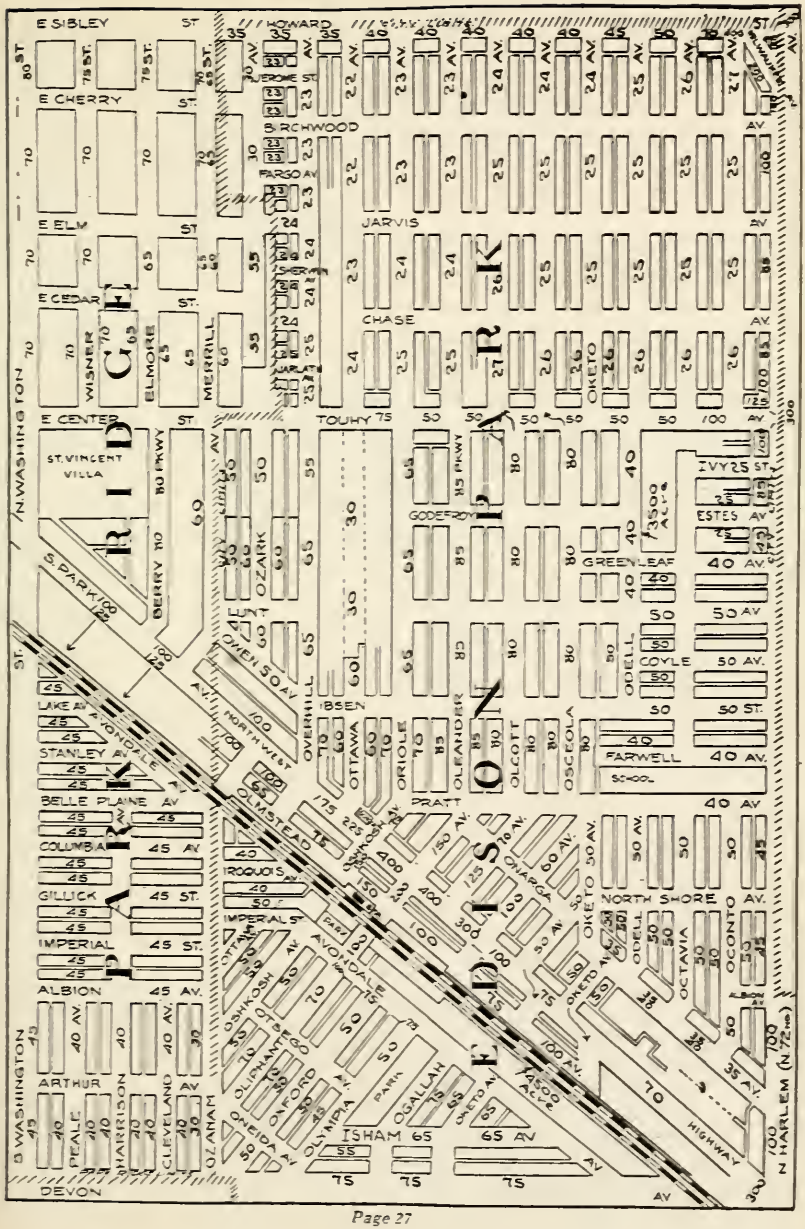
MEMORANDA


PARK
RIDGE
S. WESTERN
N. WESTERN
S. LINCOLN
N. LINCOLN
S. DELPHIA
N. DELPHIA
S. GREENWOOD
S. CHESTER
N. CHESTER
S. CLIFTON
N. CLIFTON
GRACE
S. CUMBERLAND
S. FAIRVIEW
S. PROSPECT
COURTLAND
S. CRESCENT
VINE
S. WASHINGTON
ST. N. WASHINGTON
MEACHAM
N. SUMMIT
GRAND
PROSPECT
N. ASHLAND
ROOT ST.
LEONARD ST.
HASTINGS
SIBLEY
GOLF GROUNDS
4000 Acre
ARTHUR
ALBION
BELLE PLAINE
STEWART
CRESCENT
CENTER
CEDAR
ELM
CHERRY
GILLICK
COLUMBIA
PRAIRIE
GARDEN
ST JAMES PL
PULASKI
DEVON
KNIGHT
CLIFTON
BUSSE
RAND
RAILROAD

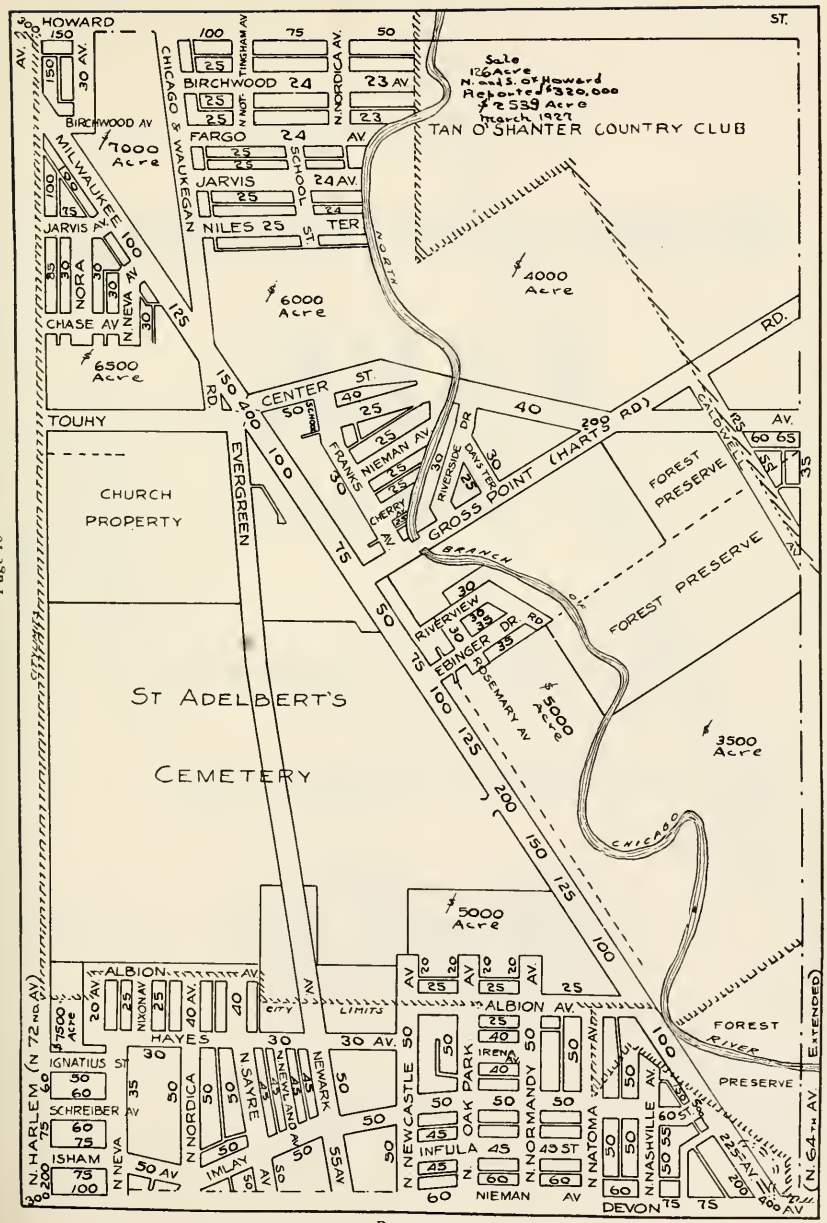
MEMORANDA


PARK RIDGE
GOLF GROUNDS
BUSSE
RABE
RAND
S. DELPHIA AV
HASTINGS ST.
SIBLEY ST.
LEONARD ST.
HANSEN PL
ROOT ST.
CHERRY
CHERRY ST.
GRAND BD
125 AV.
N. ASHLAND AV
ELM
PARK
C.&N.W.R.R.
CEDAR
N. WESTERN AV.
N. LINCOLN
N. DELPHIA
N. CHESTER
GRACE
N. CLIFTON
N. CUMBERLAND AV
MEACHAM
N. SUMMIT AV.
PROSPECT
GRANT PL.
CLINTON ST
CENTER ST.
N. WASHINGTON ST.
CENTER
SCHOOL
PULASKI
4000 Acre
GARDEN
3RD. ST.
PRAIRIE AV
MAIN ST
S FAIRVIEW AV
S. PROSPECT
DEPOT
SUMMIT
EUCLID AV.
TALCOTT AV.
DEAN AV
PRAIRIE
PARK PL
VINE
CRESCENT
OAK AV
LAKE
STEWART AV.
SPRING ST
80 AV
COLUMBIA AV.
STEWART
BELLE PLAINE
GILLICK
TALCOTT
ALBION
ALBION
S. CLIFTON AV
S. CUMBERLAND
S. FAIRVIEW
S. PROSPECT
ARTHUR
ST JAMES PL
6000 Acre
RD.
COURTLAND
S CRESCENT
VINE
S. WASHINGTON
S. WESTERN
KNIGHT
S. LINCOLN
S. DELPHIA
S. GREENWOOD
S. CHESTER
S. CUMBERLAND
DEVON AV.

MEMORANDA


E SIBLEY ST
E CHERRY ST
E ELM ST
E CEDAR ST.
E CENTER ST
N WASHINGTON
S WASHINGTON
HOWARD
JEROME ST
BIRCHWOOD
FARGO AV
JARVIS
CHASE
TOUHY
GODEFROY
GREENLEAF
IVY ST
ESTES AV
COYLE
FARWELL
SCHOOL
NORTH SHORE
HIGHWAY
HARLEM (N 72nd)
ISHAM
DEVON
ARTHUR
ALBION
IMPERIAL
GILLICK
COLUMBIA
BELLE PLAINE AV
STANLEY AV
LAKE AV
ST. VINCENT VILLA
S PARK
BERRY
OZARK
HUNT
OWEN
OVERHILL
IBSEN
OTTAWA
ORIOLE
OLEANDER
OLCOTT
OSCEOLA
PRATT
OLMSTEAD
IROQUOIS
OSHKOSH
OLIPHANT
ONEIDA
OLYMPIA
OGALLAH
OKETO
ONARGA
OCONTO
OCTAVIA
ODELL
WISNER
ELMORE
MERRILL
PEALE
HARRISON
CLEVELAND
OZANAM
NORTH WEST
AVONDALE
PARK
FIELDS
GRAND
ROGERS
KEDZIE
CICERO
CLARK
3500 ACRE
7500 ACRE

MEMORANDA



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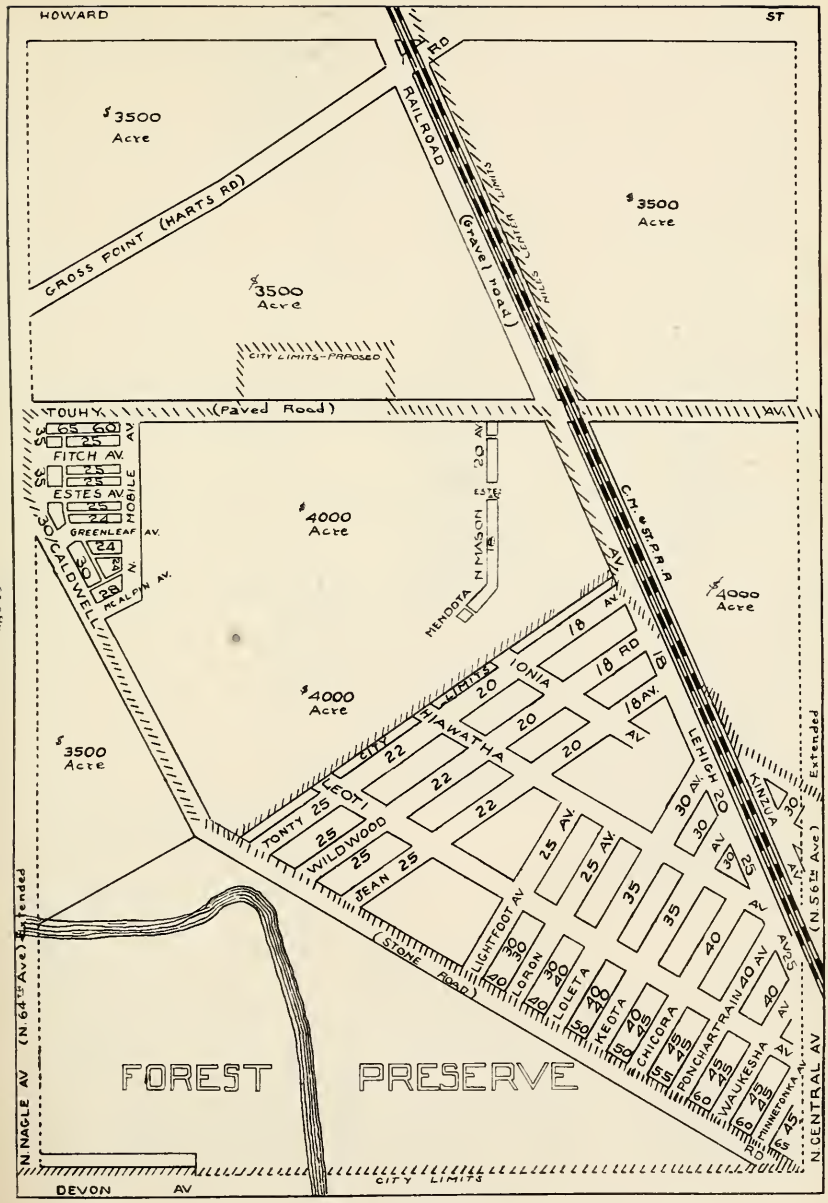
HOWARD
ST
$3500
Acre
GROSS POINT (HARTS RD)
RAILROAD
(Gravel road)
CITY LIMITS
CITY LIMITS-PROPOSED
TOUHY
(Paved Road)
AV.
FITCH AV.
ESTES AV.
GREENLEAF AV.
MEALPIN AV.
N. MOBILE
CALDWELL
$4000
Acre
N MASON
MENDOTA
C.M.ST.P.R.R.
IONIA
HIAWATHA
LEOTI
TONTY
WILDWOOD
JEAN
STONE ROAD
LIGHTFOOT AV
ORON
LOLETA
KEOTA
CHICORA
PONCHARTRAIN
WAUKESHA
LEHIGH
KINZIA
(N.56th Ave) Extended
N.CENTRAL AV
FOREST PRESERVE
N.NAGLE AV (N.64th Ave) Extended
DEVON AV
CITY LIMITS

MEMORANDA

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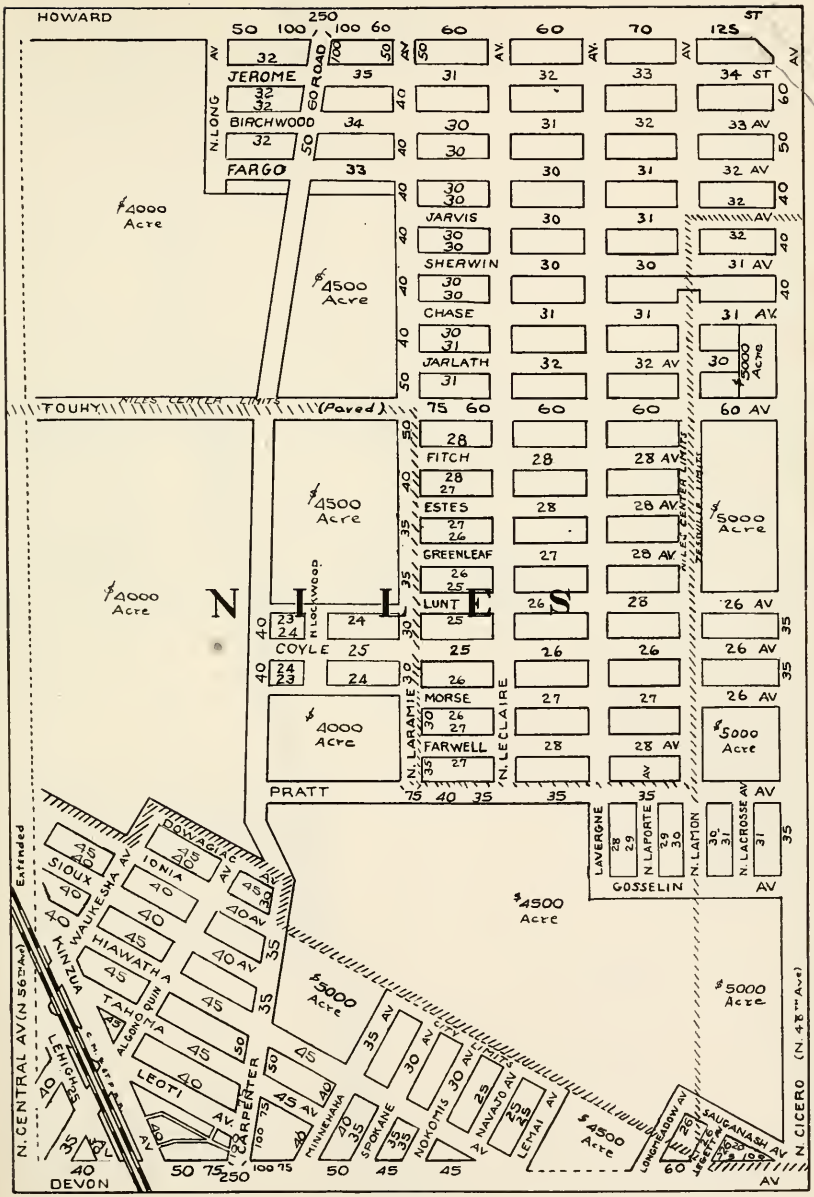

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MEMORANDA

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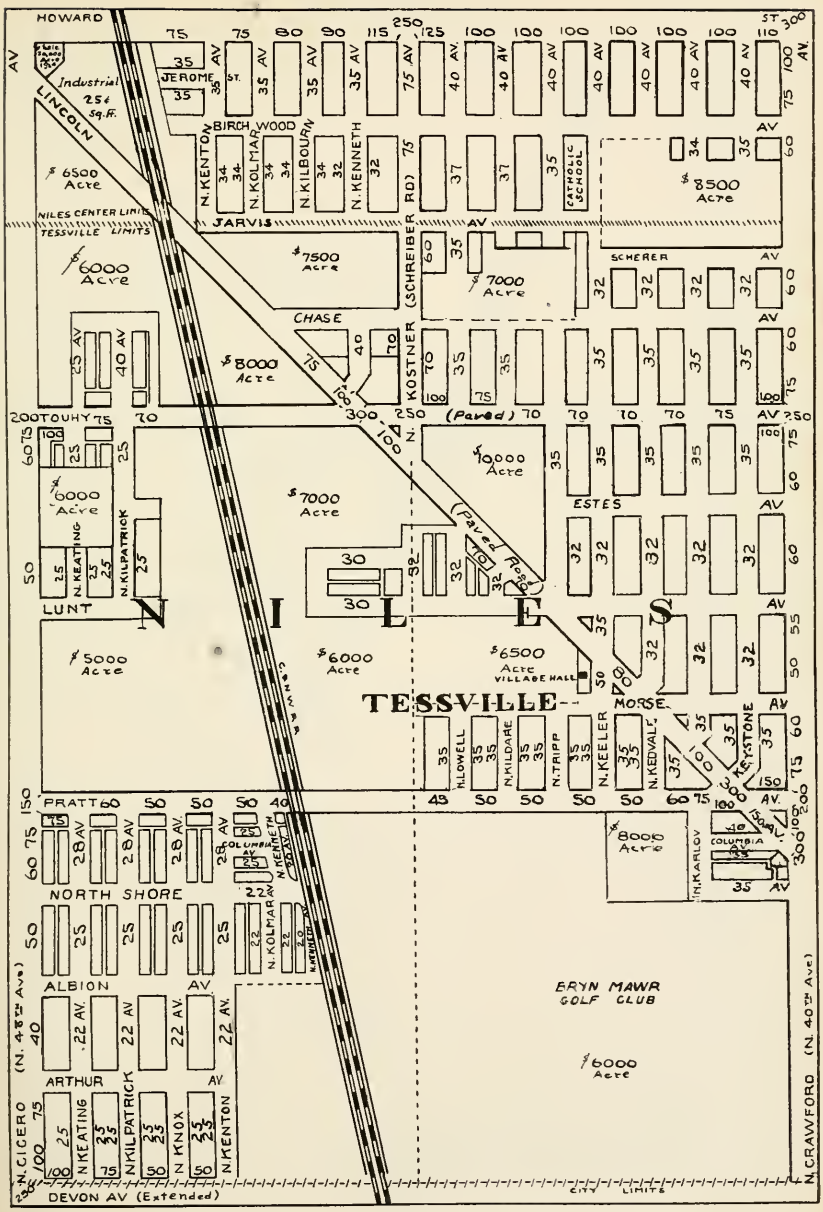

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MEMORANDA

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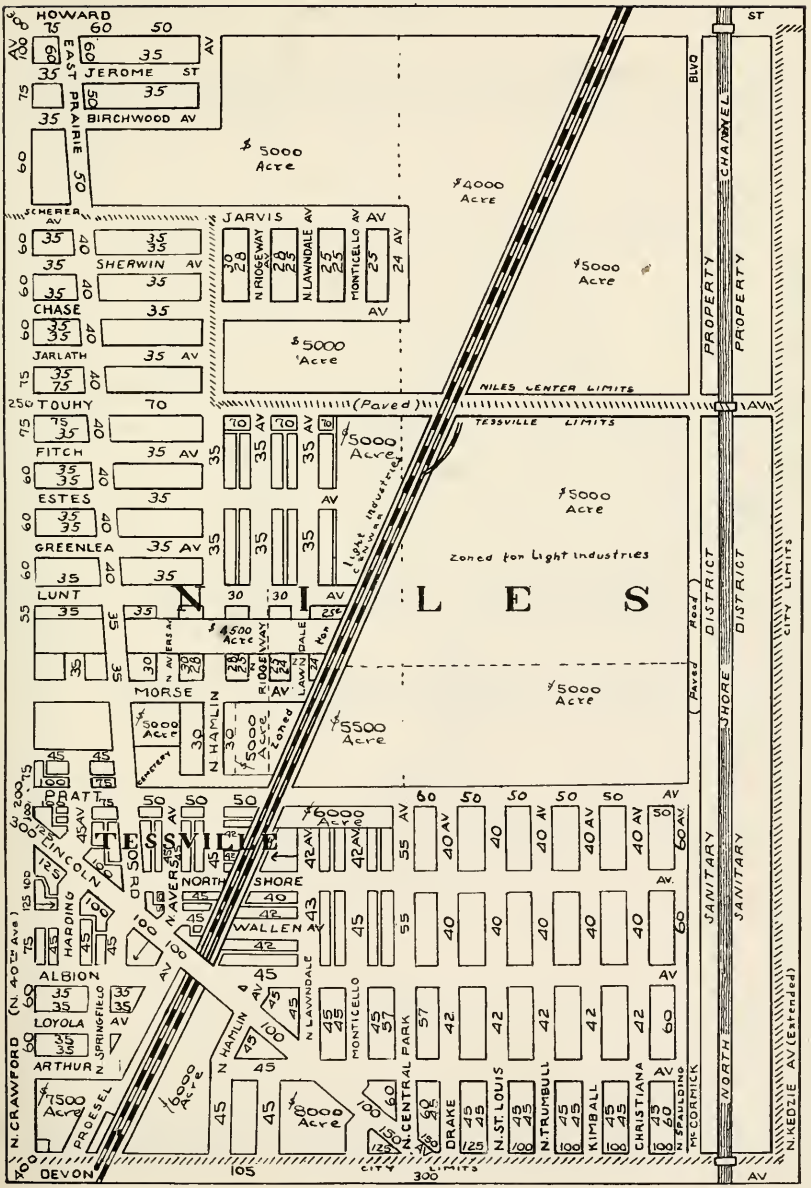
HOWARD
EAST JEROME ST
PRAIRIE
BIRCHWOOD AV
SCHERER AV
JARVIS
SHERWIN AV
CHASE
JARLATH
TOUHY
FITCH
ESTES
GREENLEA
LUNT
MORSE
PRATT
ALBION
LOYOLA
ARTHUR
DEVON
N. CRAWFORD
N. RIDGEWAY
N. LAWNDALE
MONTICELLO
N. HAMLIN
WALLEN
NORTH SHORE
N. AVERS
N. CENTRAL PARK
DRAKE
N. ST. LOUIS
N. TRUMBULL
KIMBALL
CHRISTIANA
McCORMICK
N. SPAULDING
N. KEDZIE AV (Extended)
NORTH SHORE SANITARY DISTRICT
PROPERTY
CHANNEL
BLVD
ST
$5000 Acre
$4000 Acre
$5000 Acre
$5000 Acre
$5000 Acre
$5000 Acre
$5000 Acre
$5500 Acre
$6000 Acre
$7500 Acre
$8000 Acre
NILES CENTER LIMITS
TESSVILLE LIMITS
(Paved)
Light Industries
Zoned for Light Industries
N I L E S
TESSVILLE
CITY LIMITS
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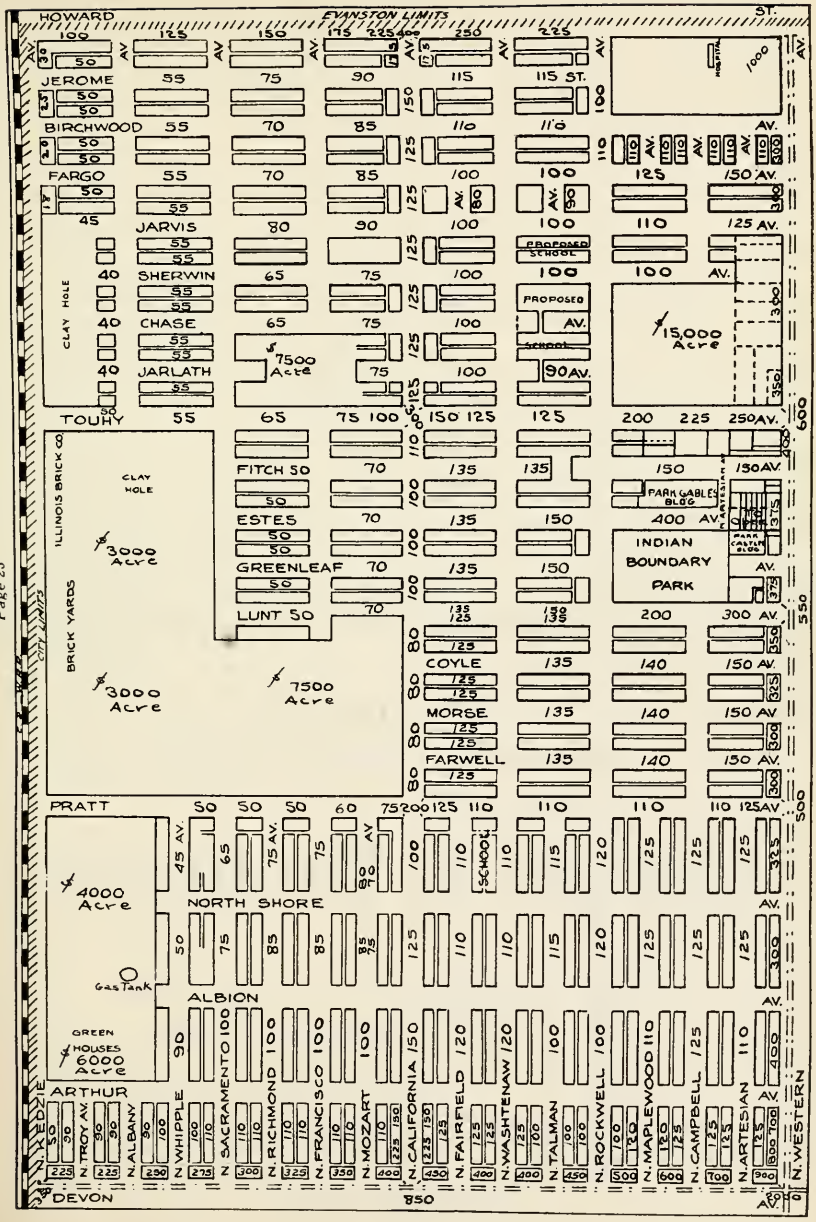
HOWARD
EVANSTON LIMITS
ST.
JEROME
BIRCHWOOD
FARGO
JARVIS
SHERWIN
CHASE
JARLATH
TOUHY
CLAY HOLE
7500 Acre
PROPOSED SCHOOL
15,000 Acre
FITCH
ESTES
GREENLEAF
LUNT
ILLINOIS BRICK CO
BRICK YARDS
3000 Acre
7500 Acre
PARK GABLES BLDG
INDIAN BOUNDARY PARK
COYLE
MORSE
FARWELL
PRATT
4000 Acre
Gas Tank
NORTH SHORE
ALBION
GREEN HOUSES
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N. KEDZIE
TROY AV.
ALBANY
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SACRAMENTO
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MOZART
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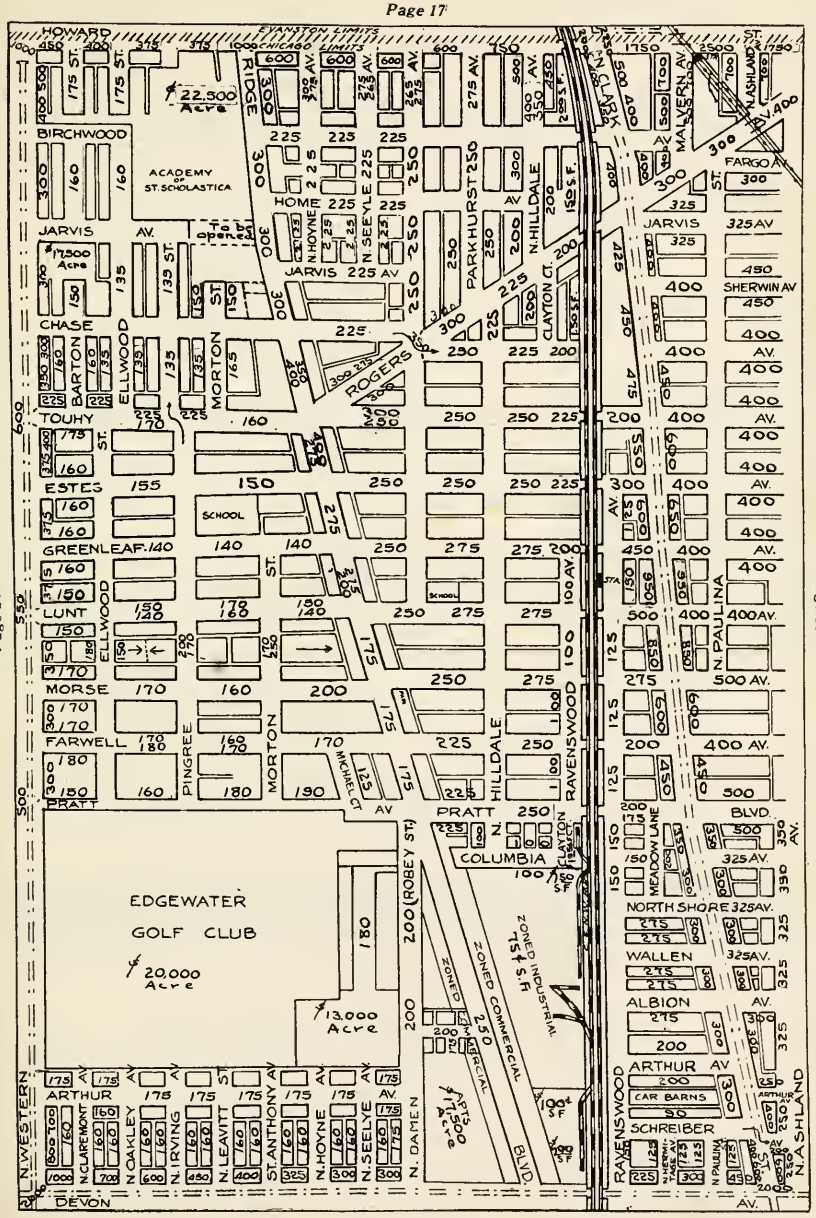

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SHELDRAKE 1231

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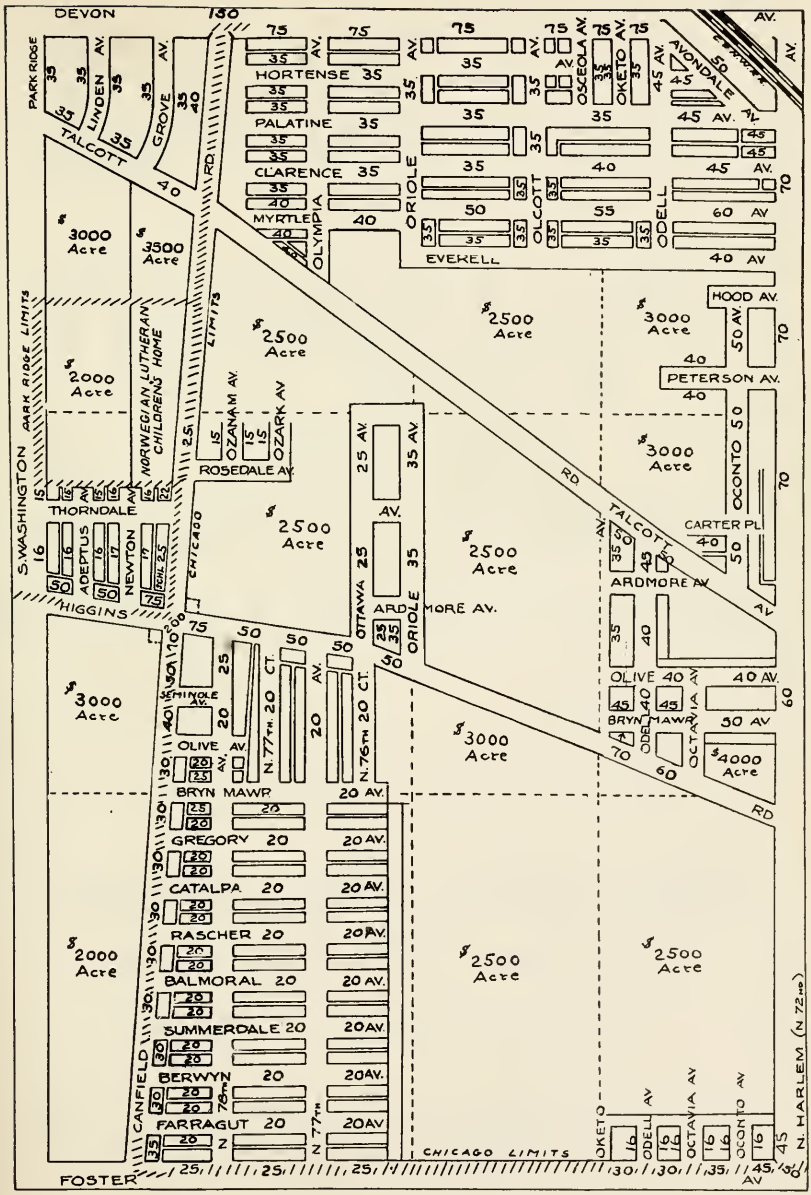
DEVON
PARK RIDGE
LINDEN AV.
GROVE AV.
TALCOTT
HORTENSE
PALATINE
CLARENCE
MYRTLE
OLYMPIA
ORIOLE
EVERELL
OSCEOLA AV.
OKETO
AVONDALE
OLCOTT
ODELL
HOOD AV.
PETERSON AV.
OCONTO
CARTER PL.
ARDMORE AV.
OLIVE
BRYN MAWR
GREGORY
CATALPA
RASCHER
BALMORAL
SUMMERDALE
BERWYN
FARRAGUT
CANFIELD
S. WASHINGTON
PARK RIDGE LIMITS
NORWEGIAN LUTHERAN CHILDRENS HOME
OZANAM AV.
OZARK AV.
ROSEDALE AV.
THORNDALE
ADEPTUS
NEWTON
HIGGINS
CHICAGO
OTTAWA
SEMINOLE AV.
N. 77TH CT.
N. 76TH CT.
OCTAVIA AV
CHICAGO LIMITS
FOSTER
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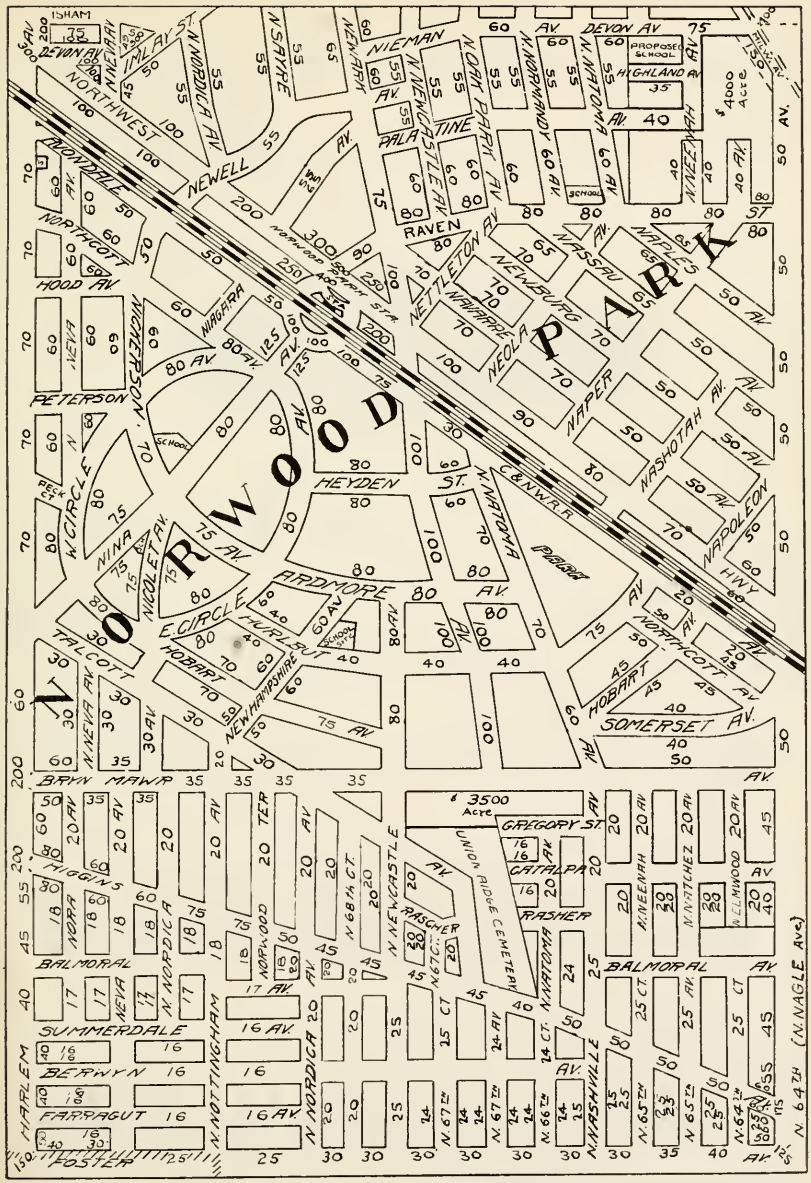

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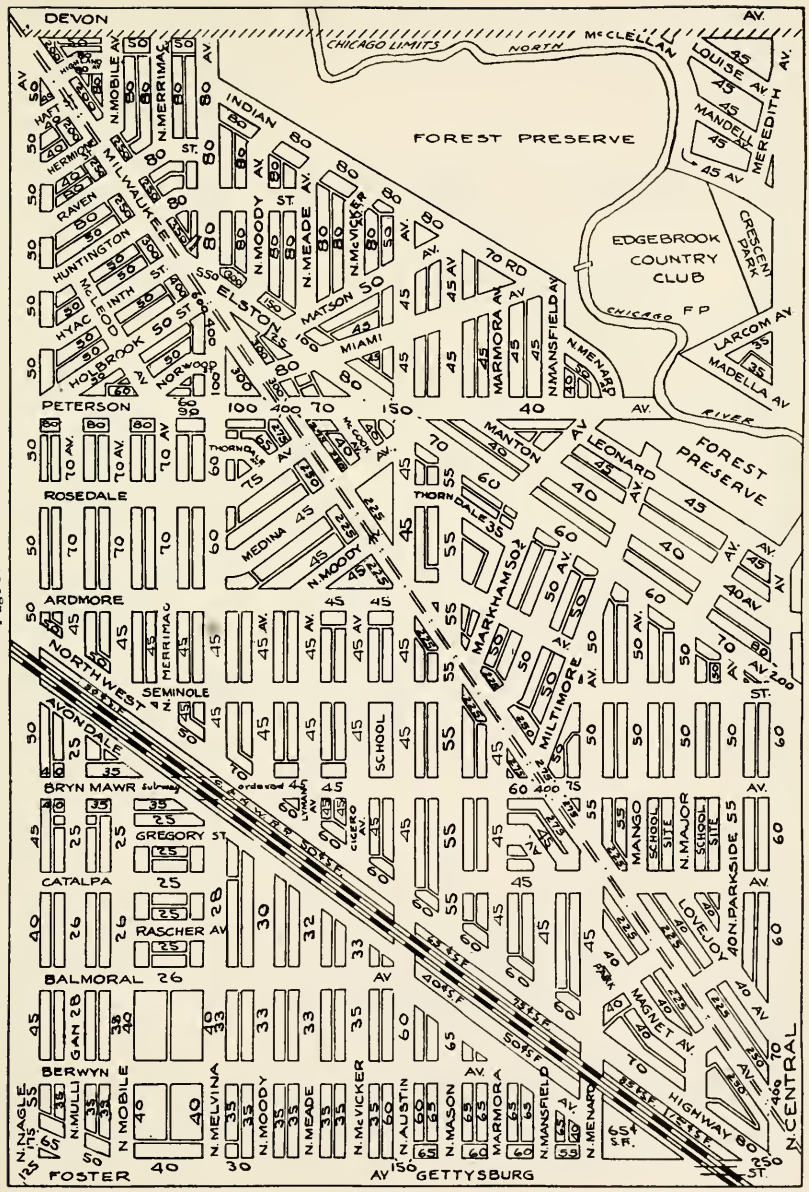

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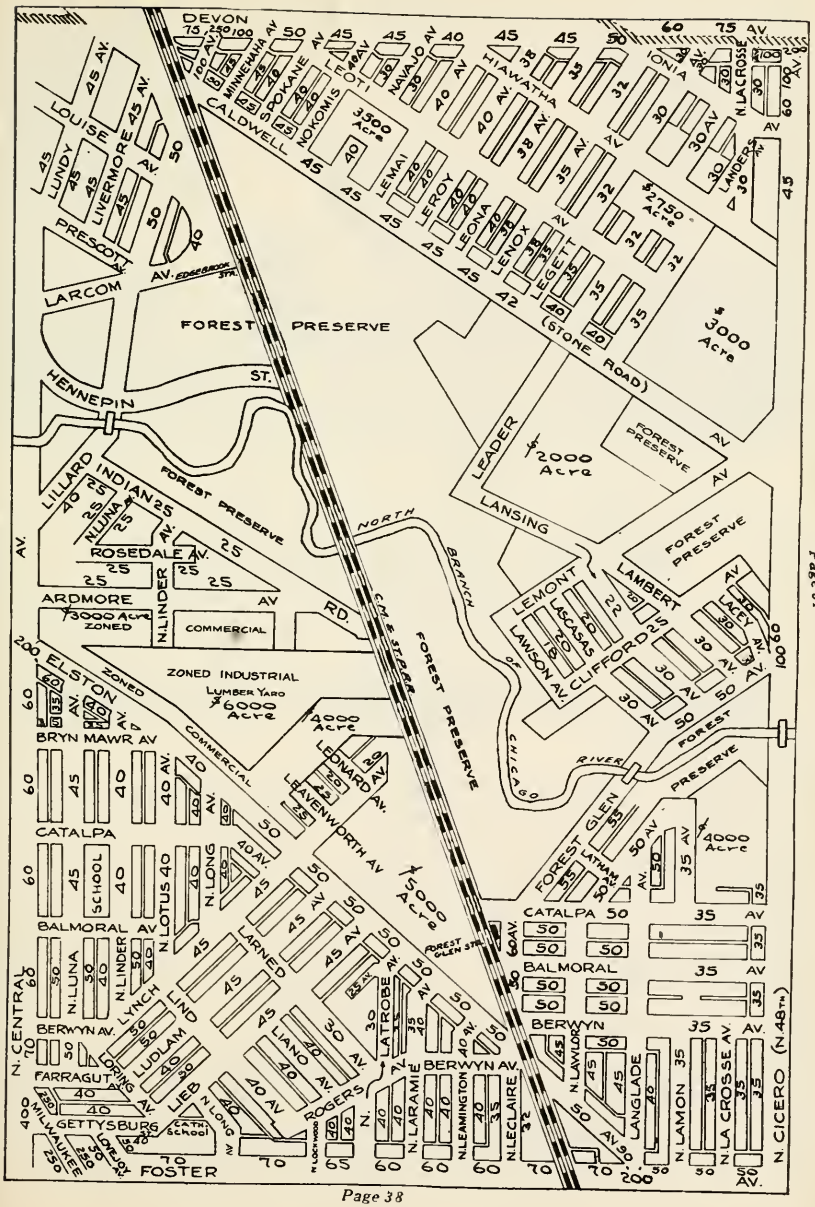

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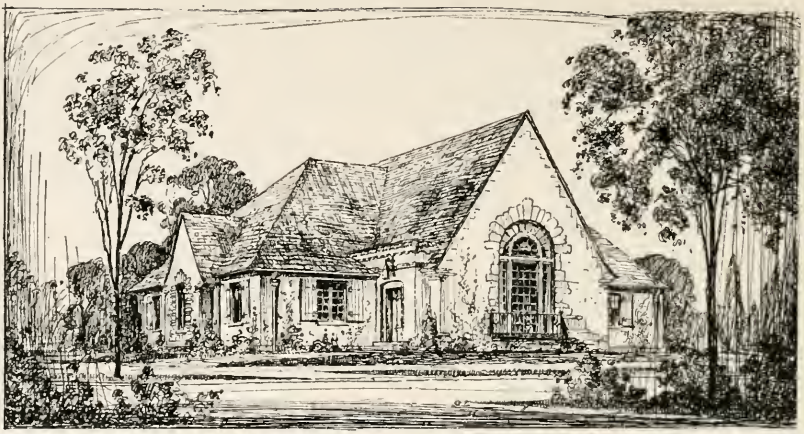

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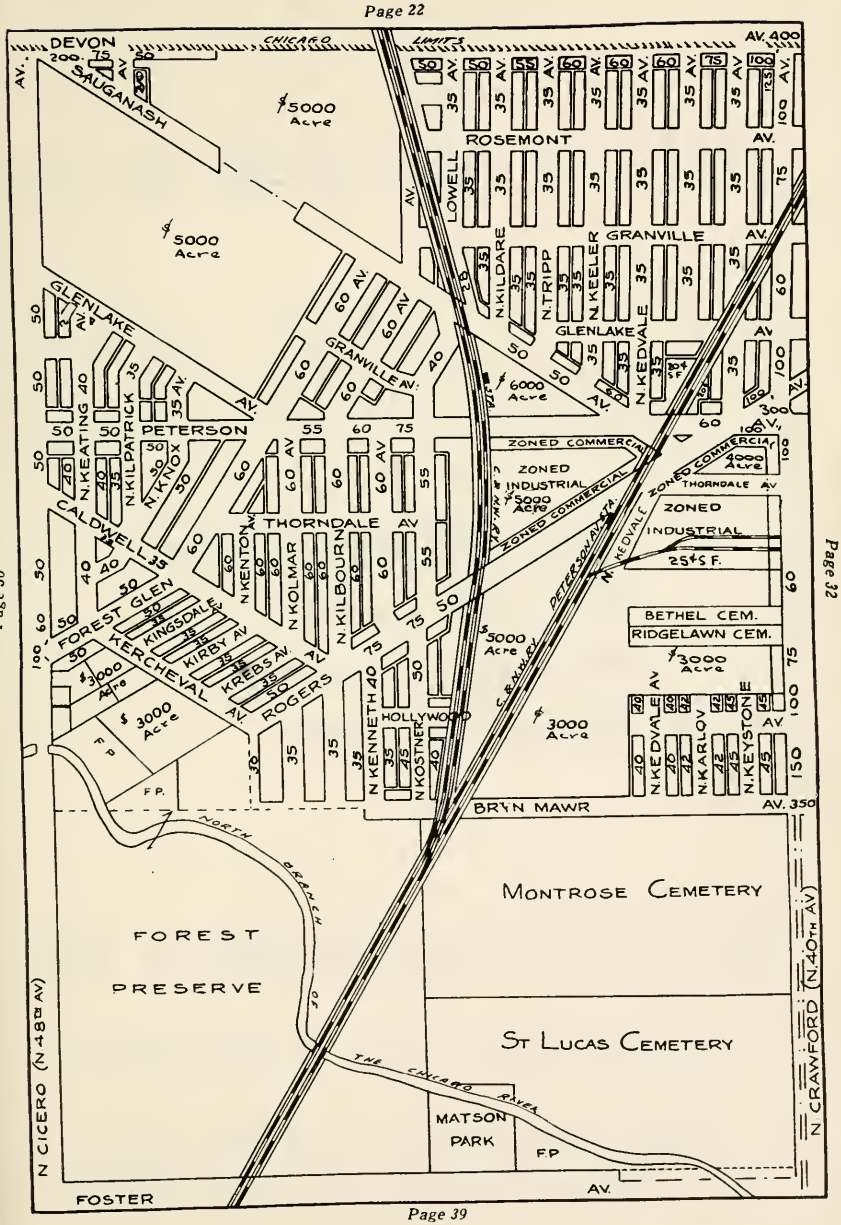

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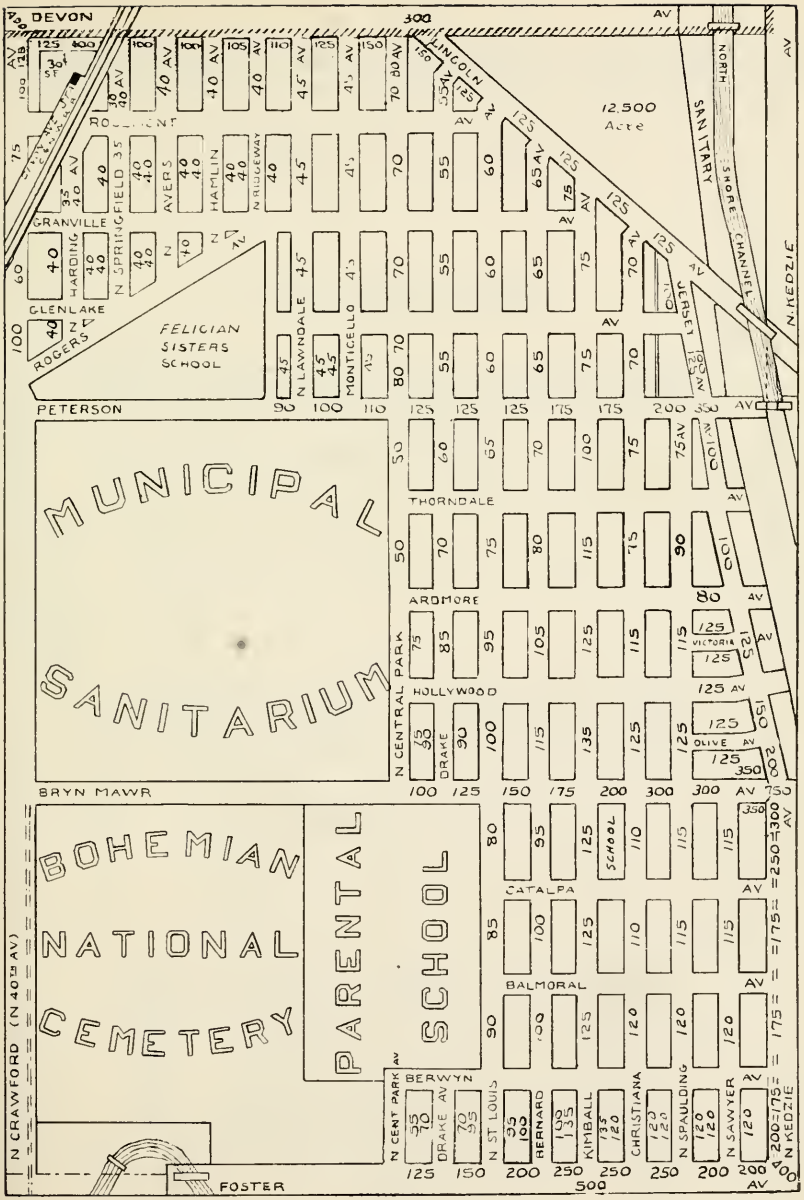

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Vacant

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Vicinity

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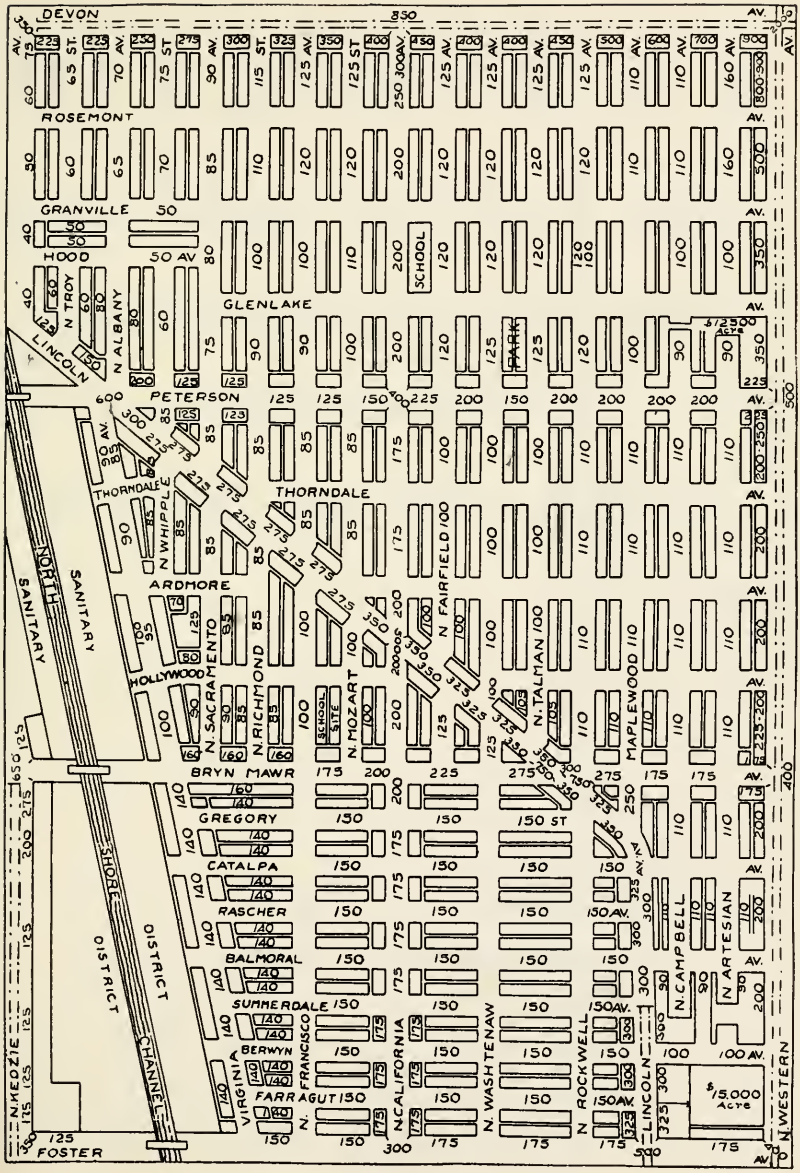
Page 24
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DEVON
ROSEMONT
GRANVILLE
HOOD
GLENLAKE
PETERSON
THORNDALE
ARDMORE
HOLLYWOOD
BRYN MAWR
GREGORY
CATALPA
RASCHER
BALMORAL
SUMMERDALE
BERWYN
FARRAGUT
FOSTER
N. MEDZIE
N. WESTERN
N. LINCOLN
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N. ARTESIAN
N. WASHTENAW
N. CALIFORNIA
N. FRANCISCO
N. VIRGINIA
N. RICHMOND
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N. TALMAN
N. FAIRFIELD
N. WHIPPLE
N. ALBANY
N. TROY
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PARK
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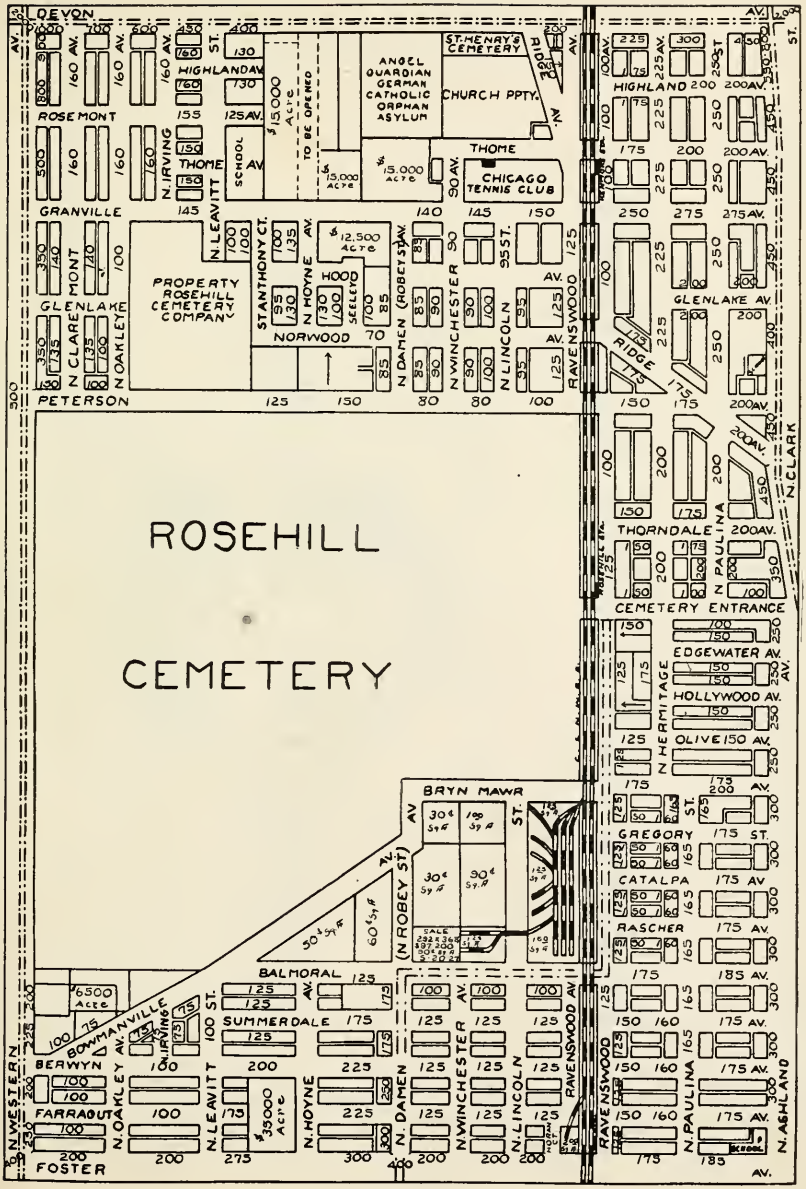

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Real Estate Loans

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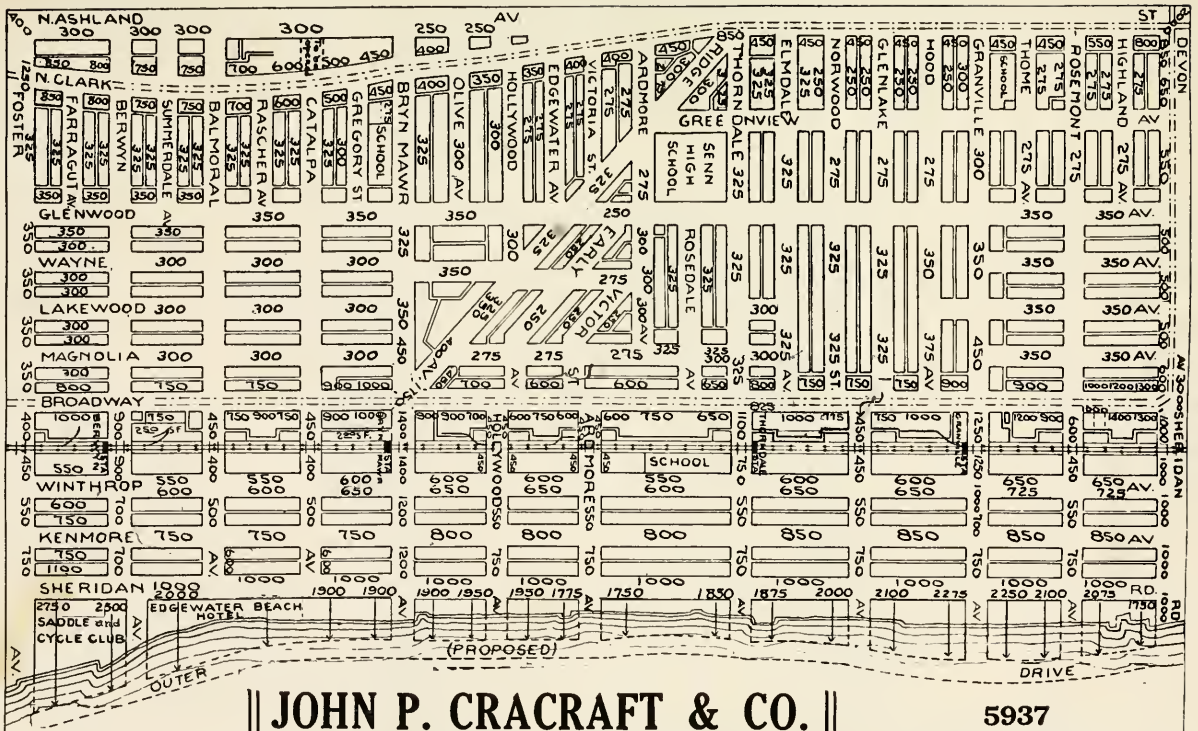

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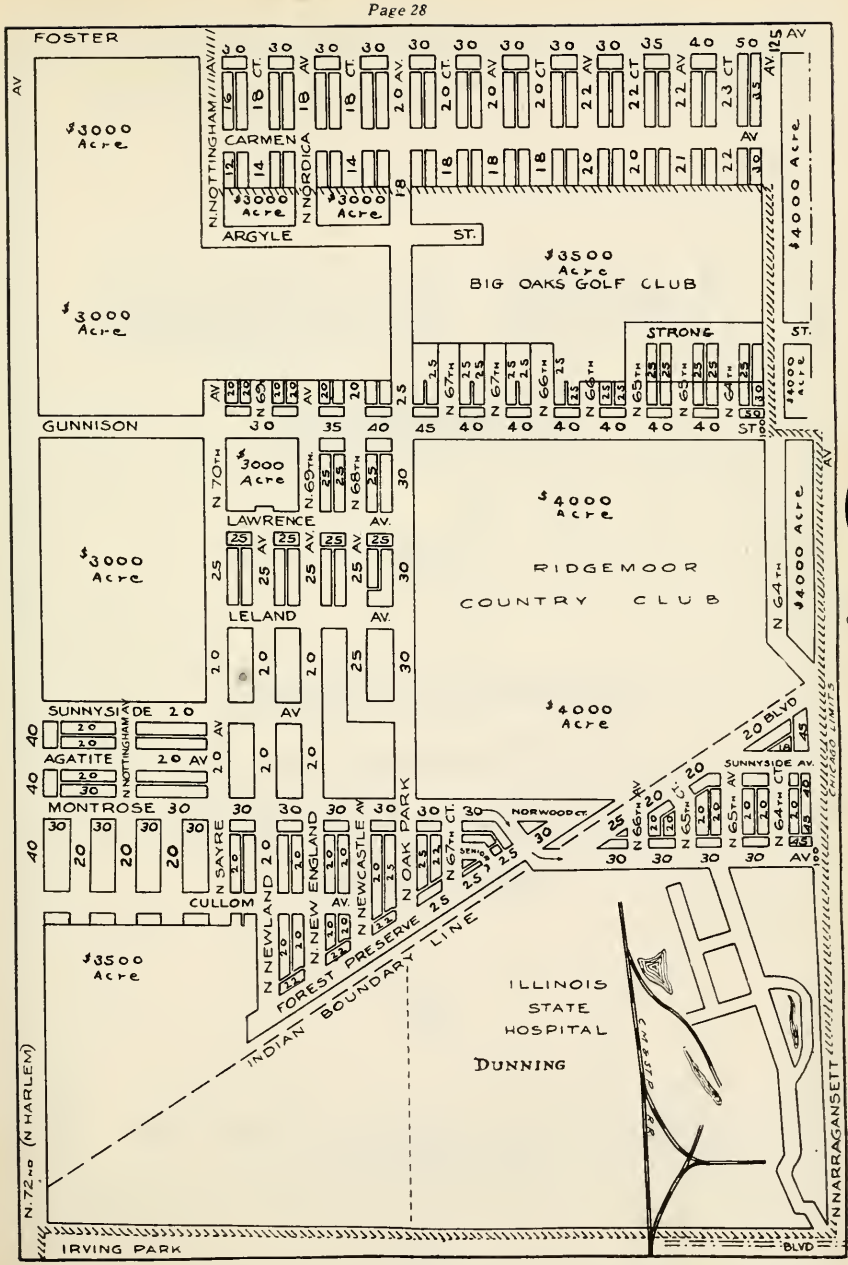

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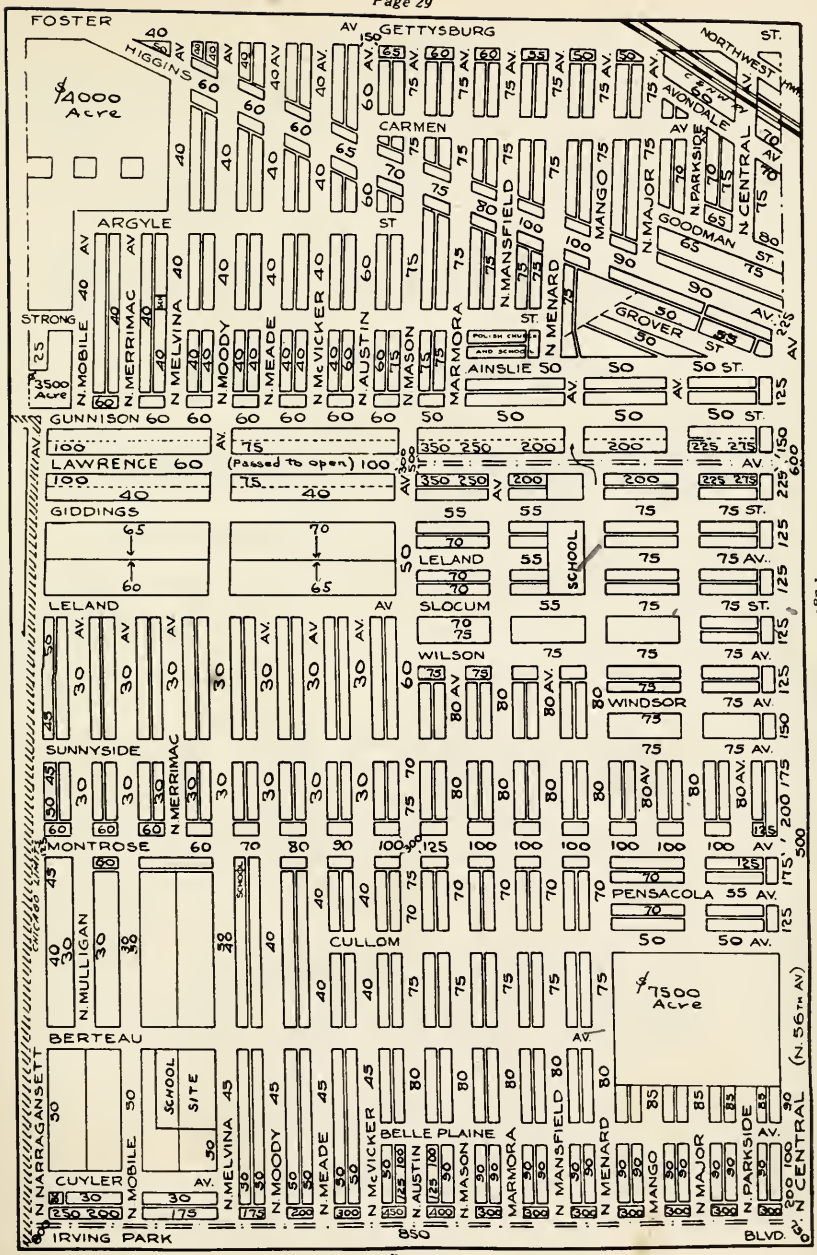

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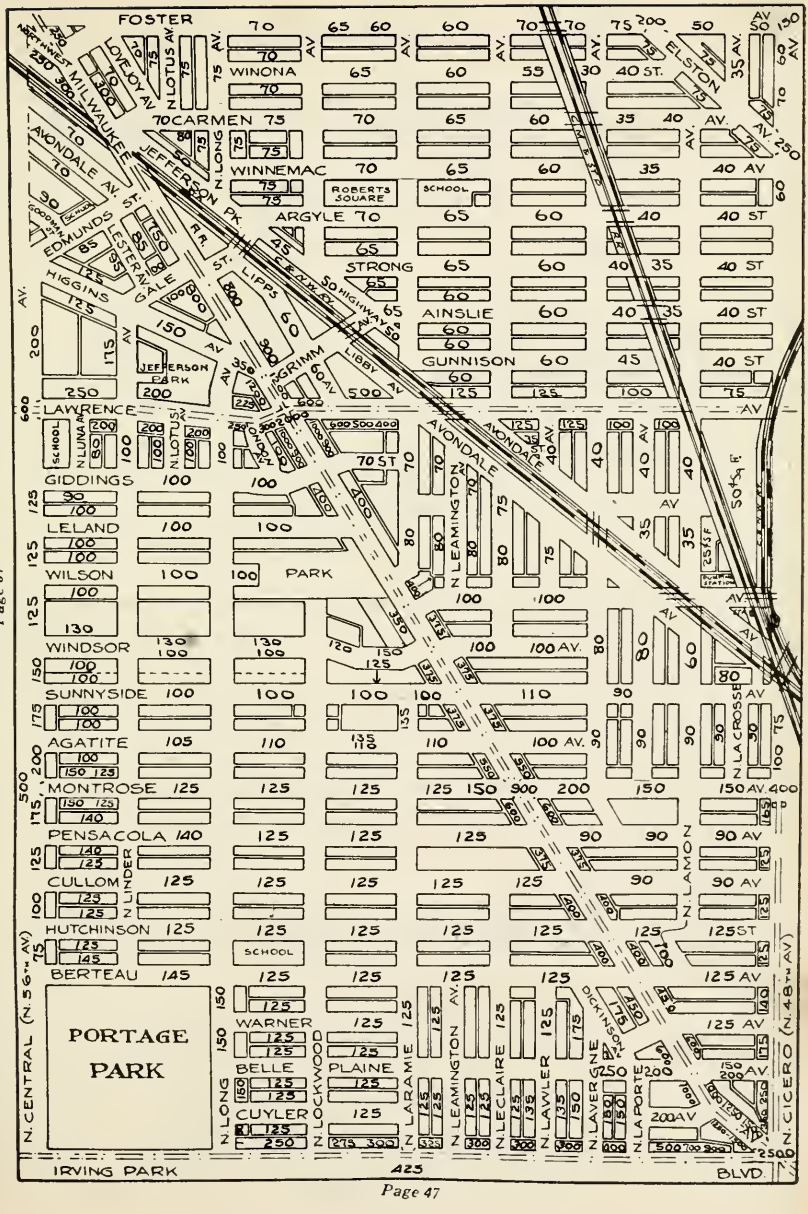

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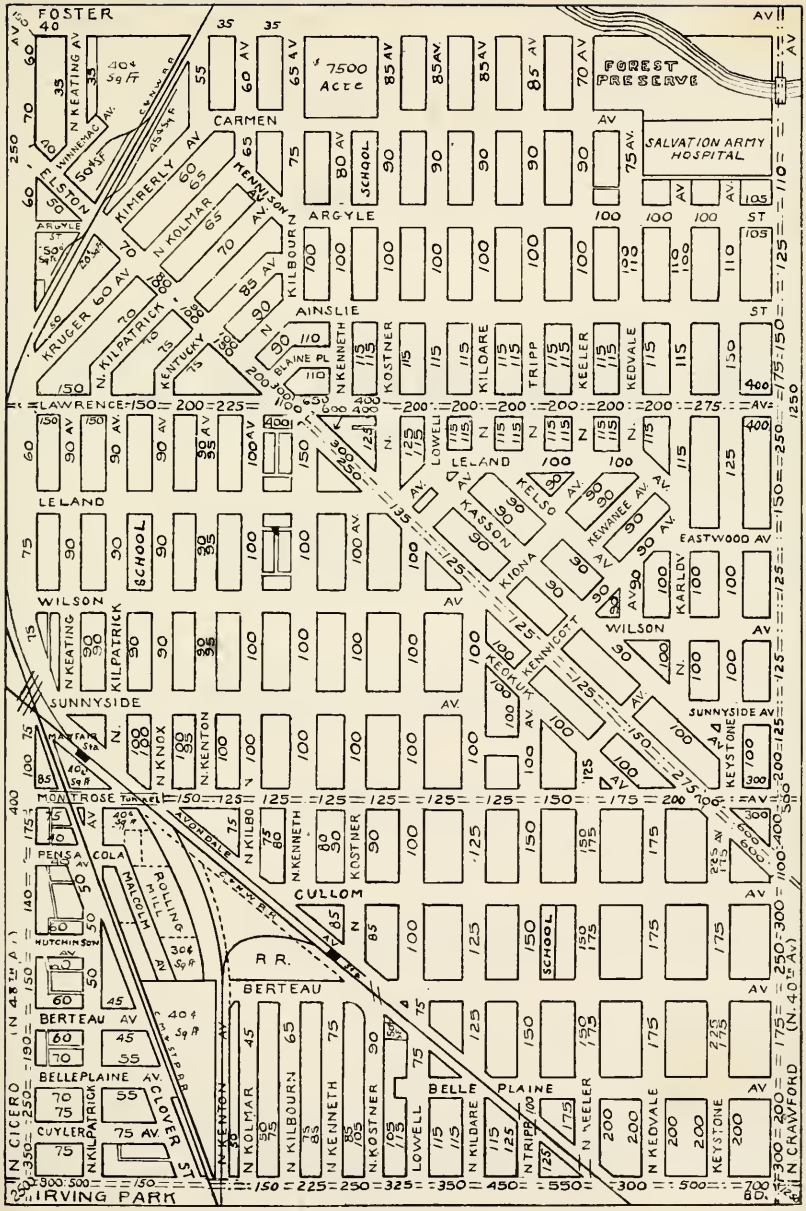

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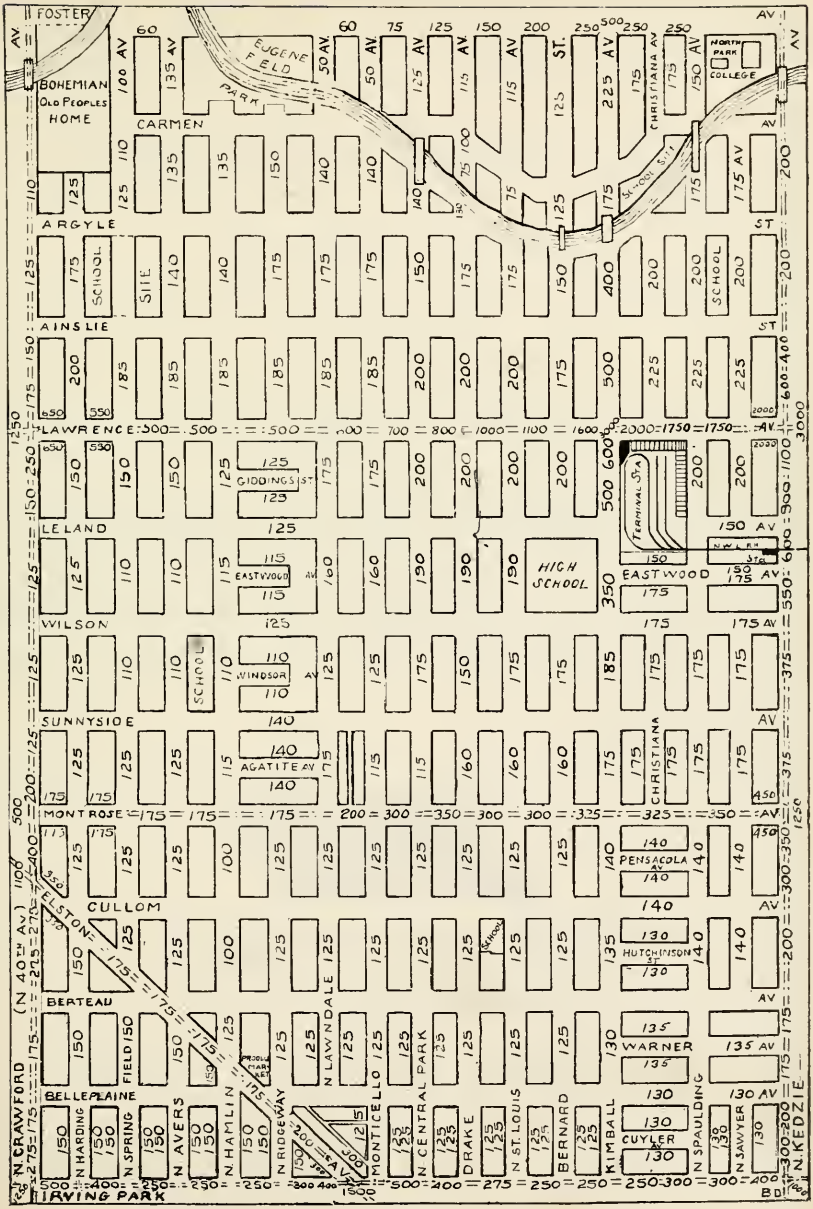

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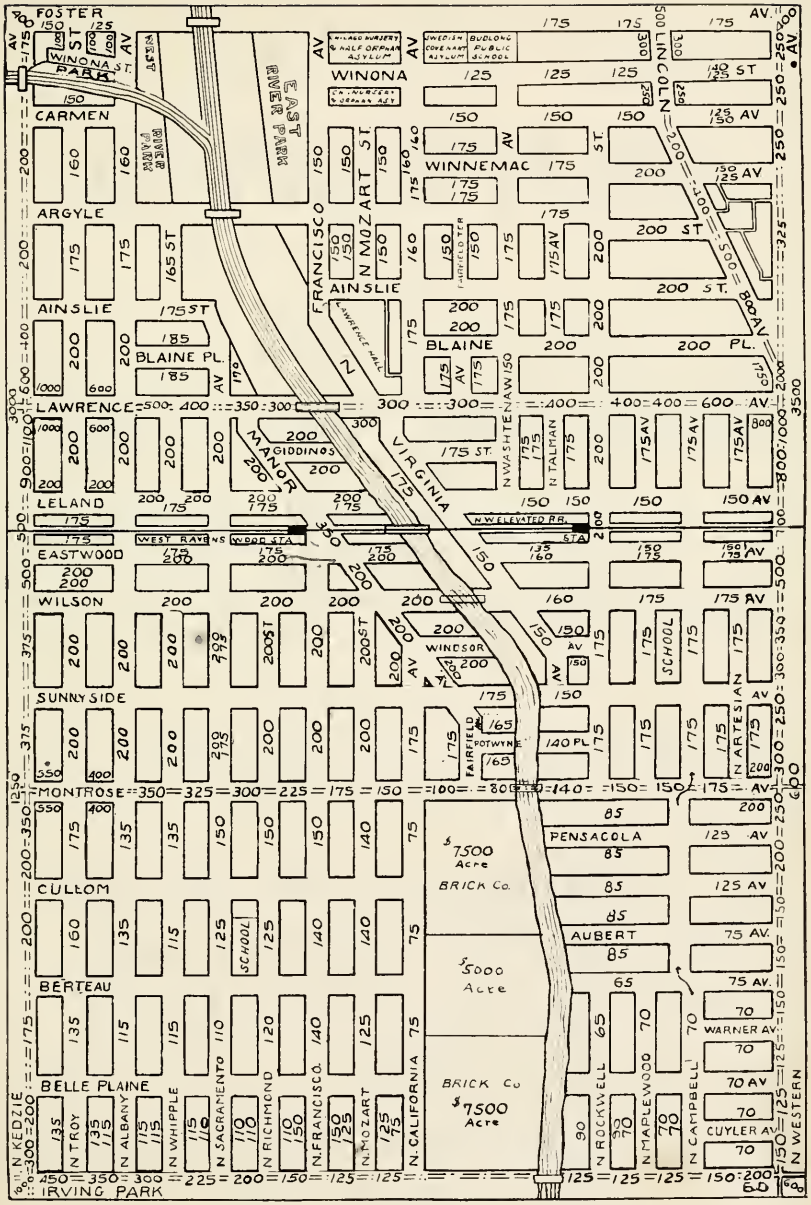

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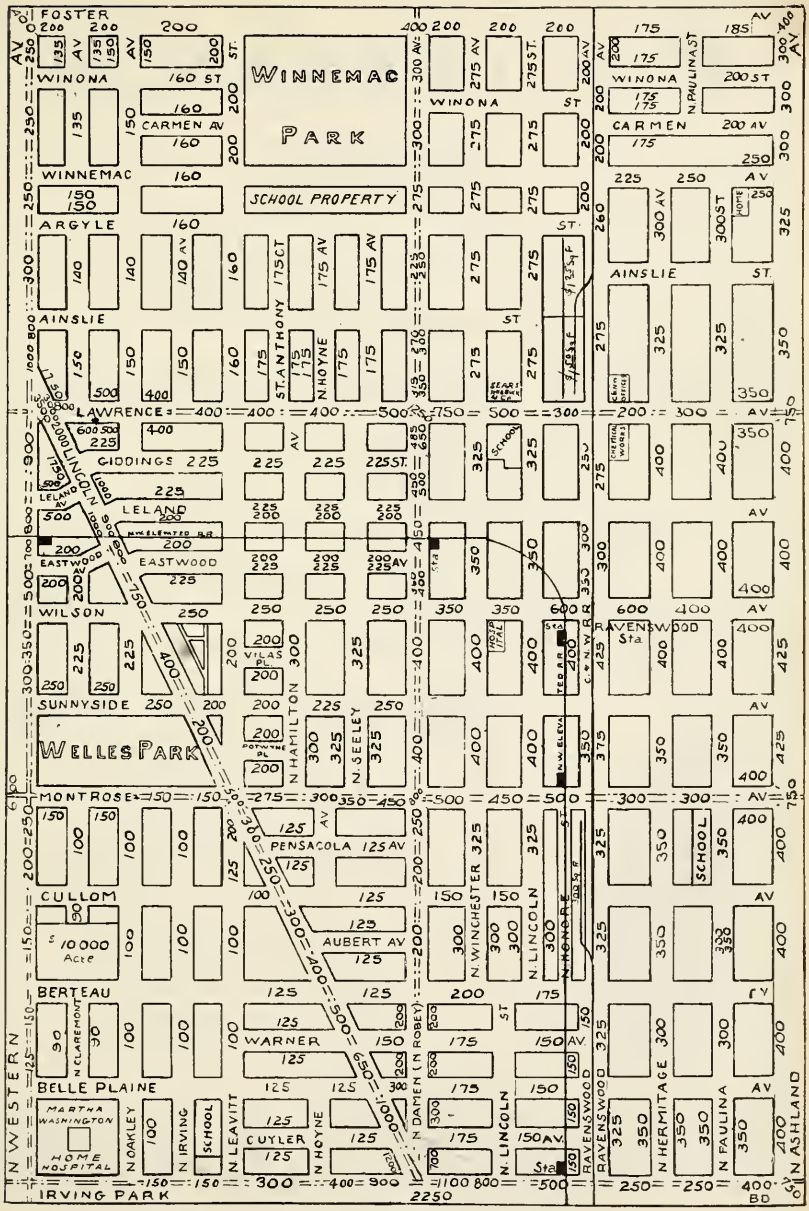
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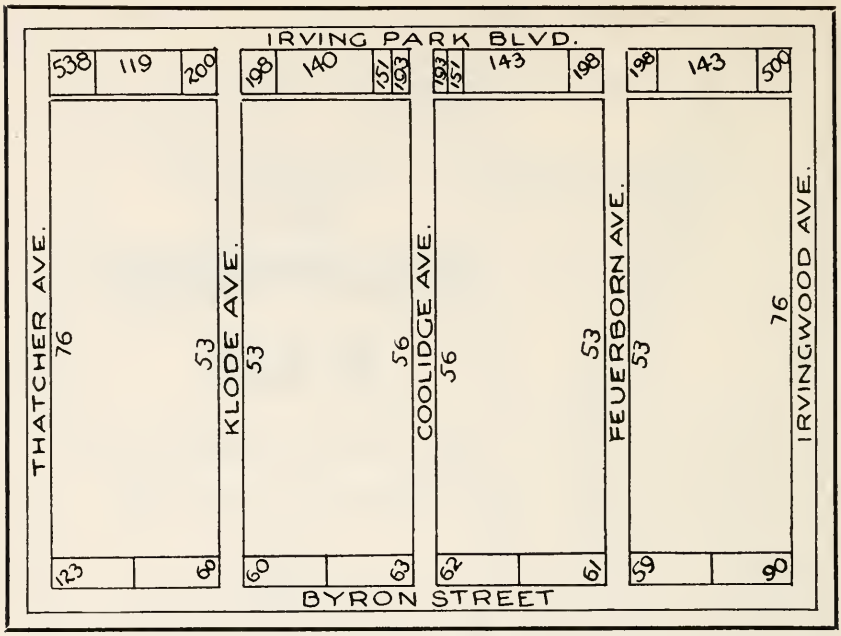

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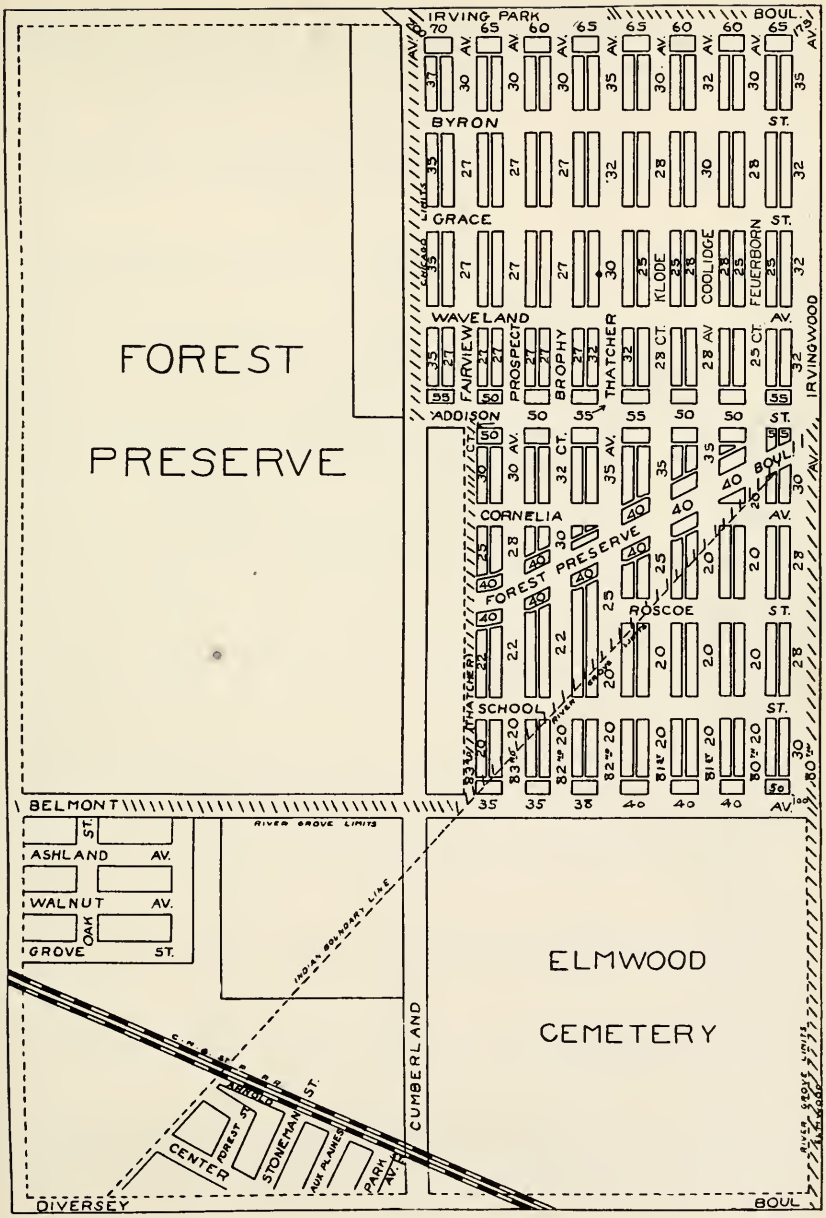
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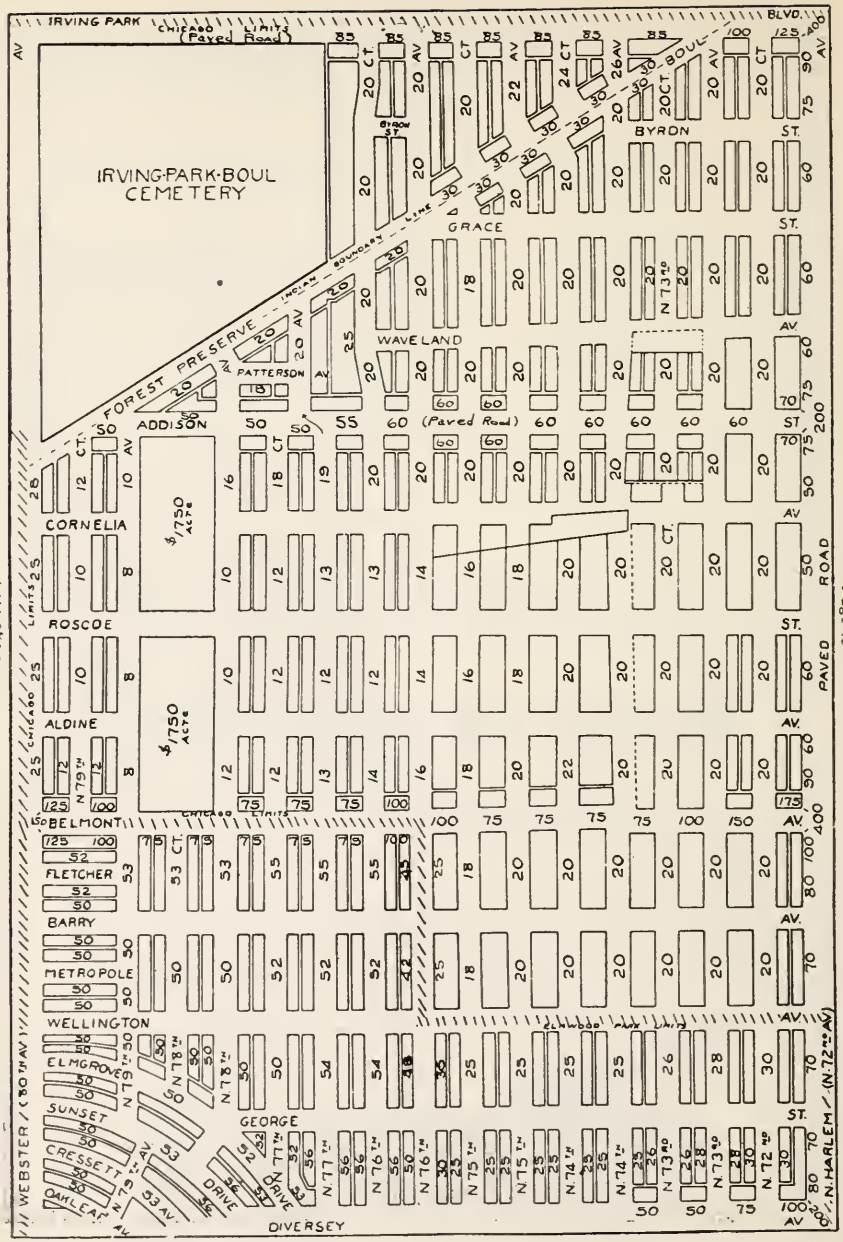
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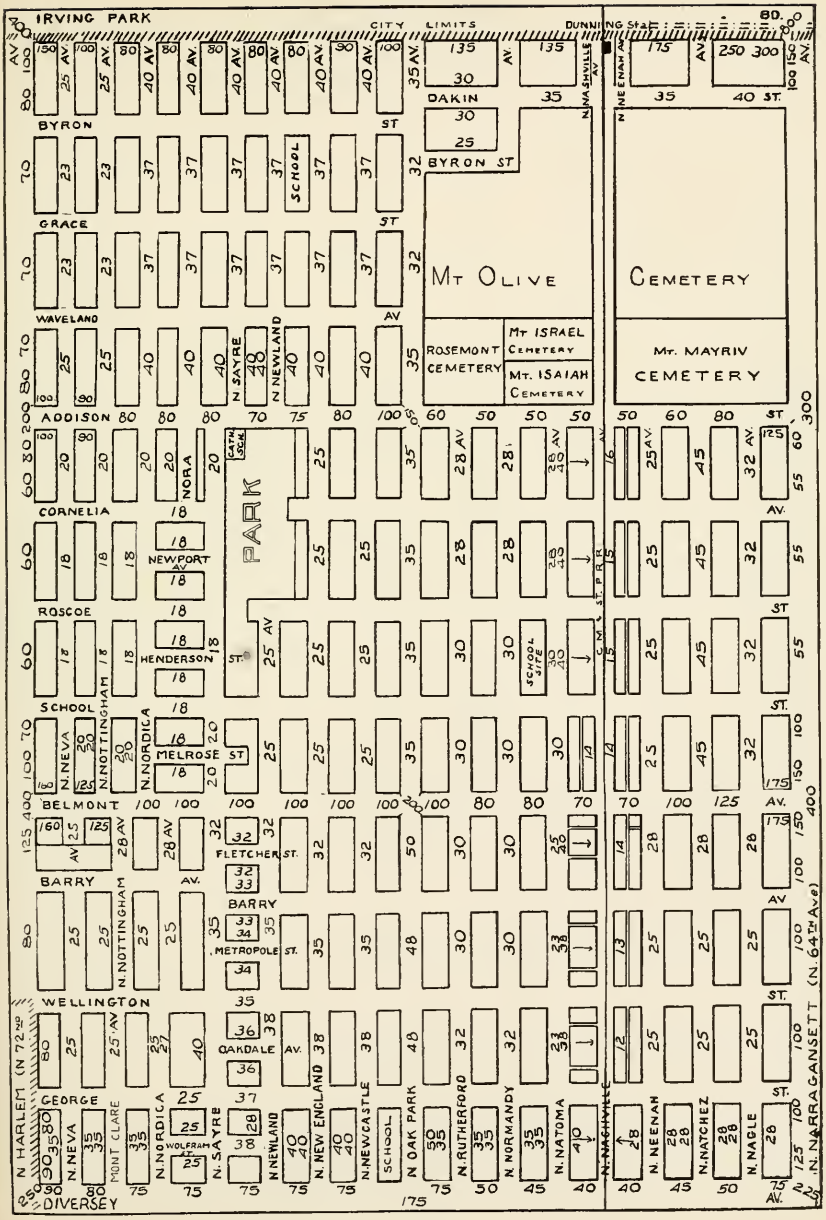

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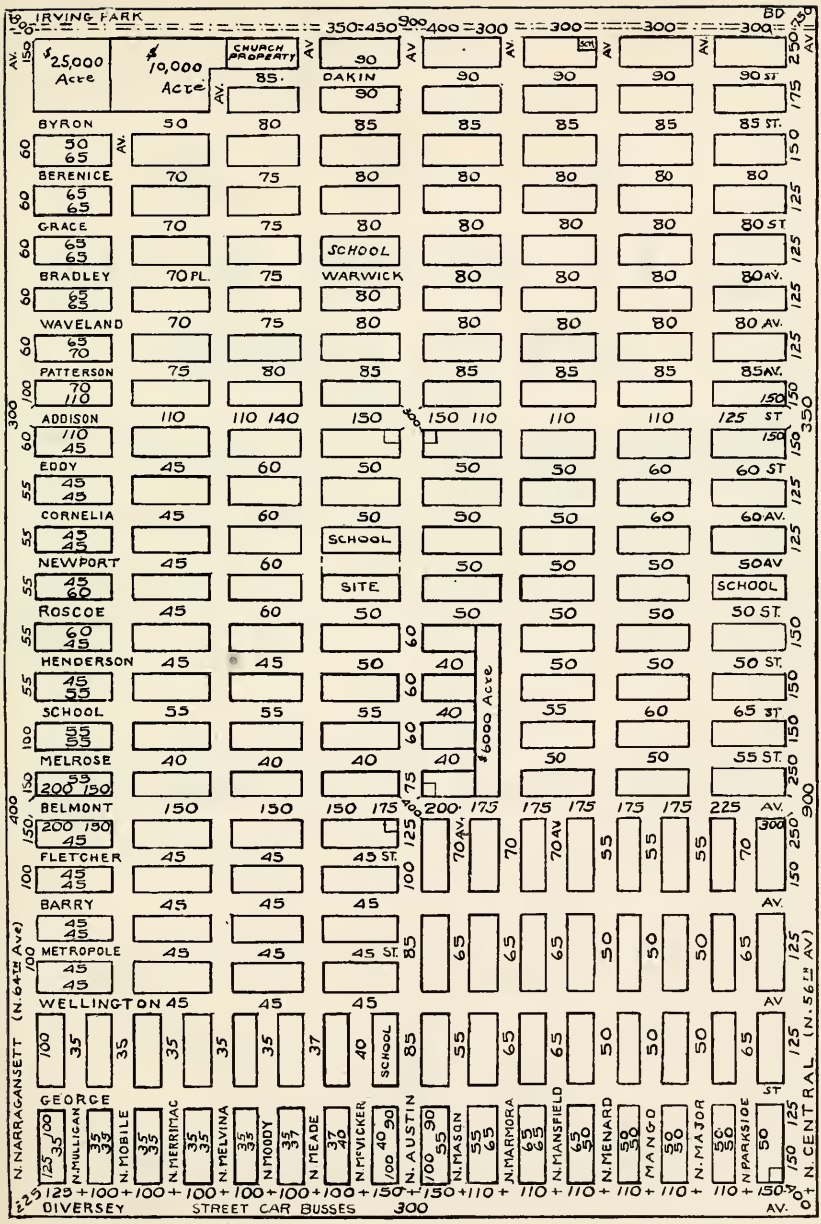

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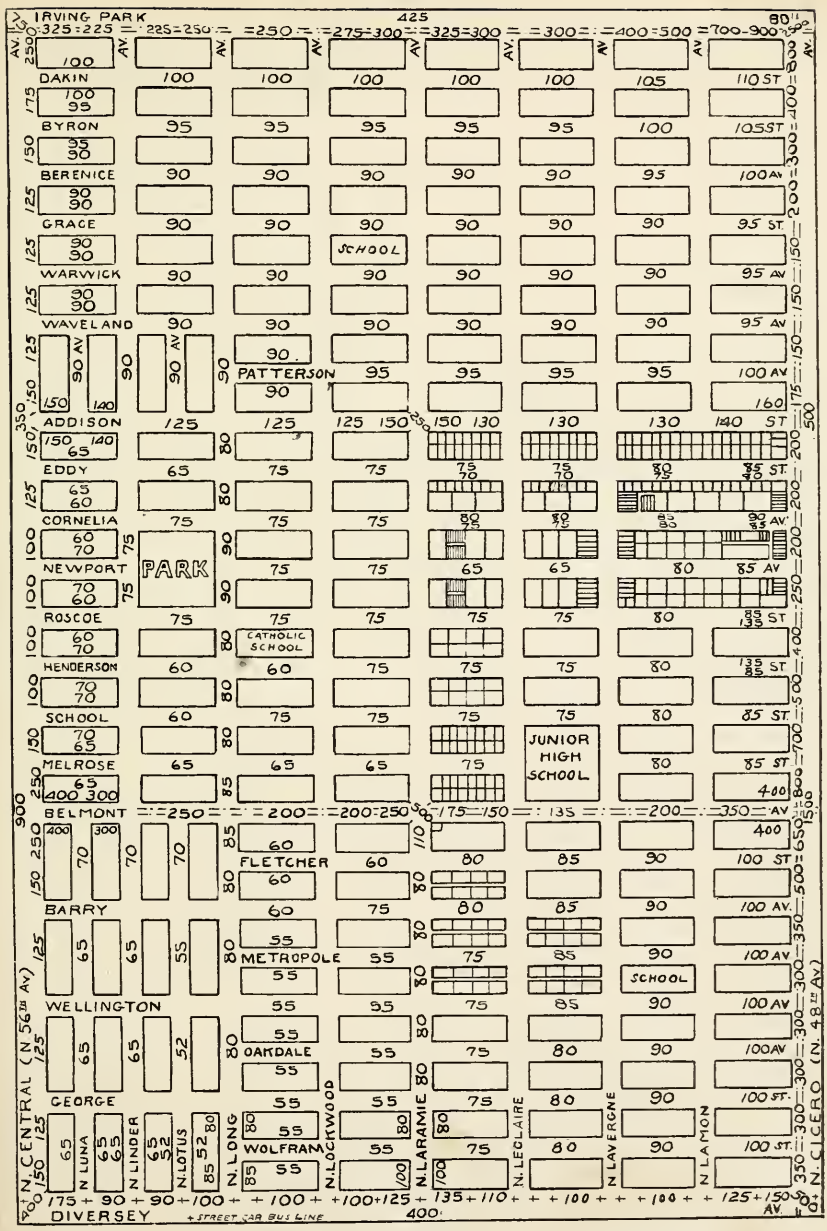

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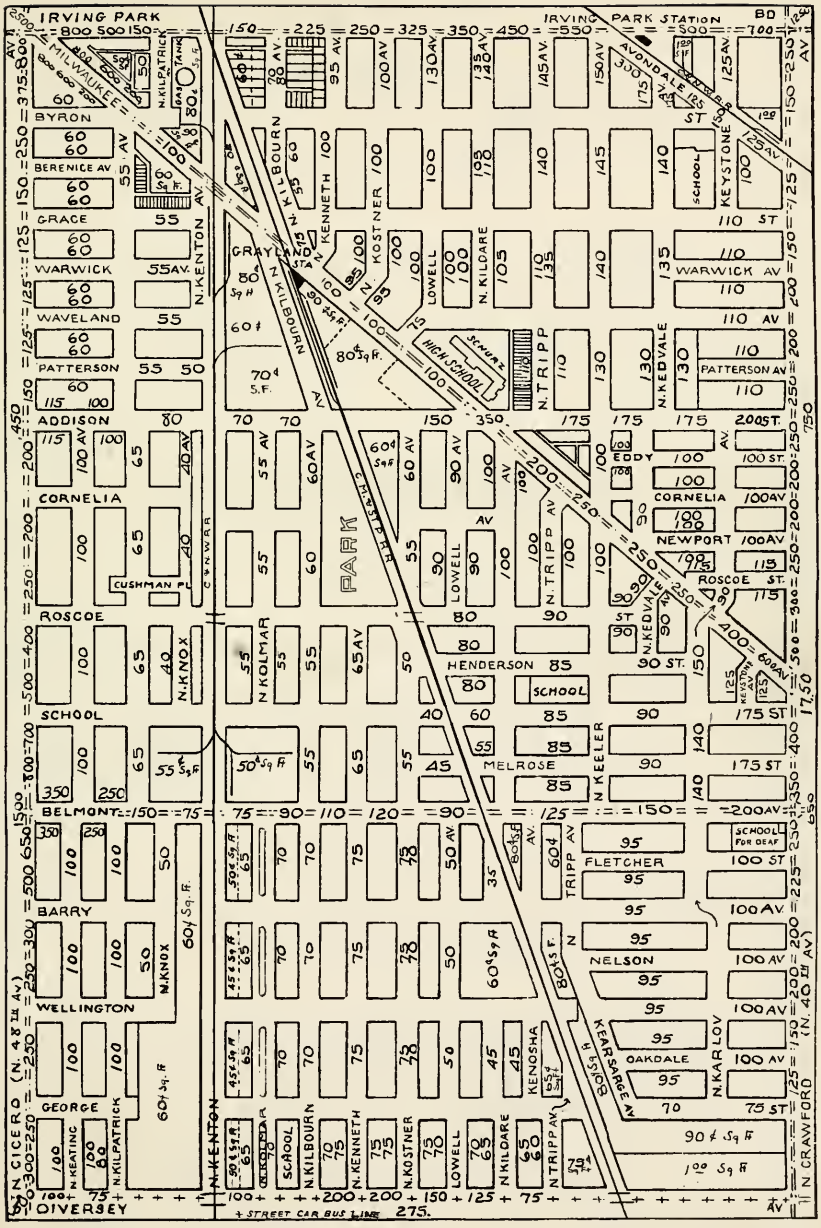

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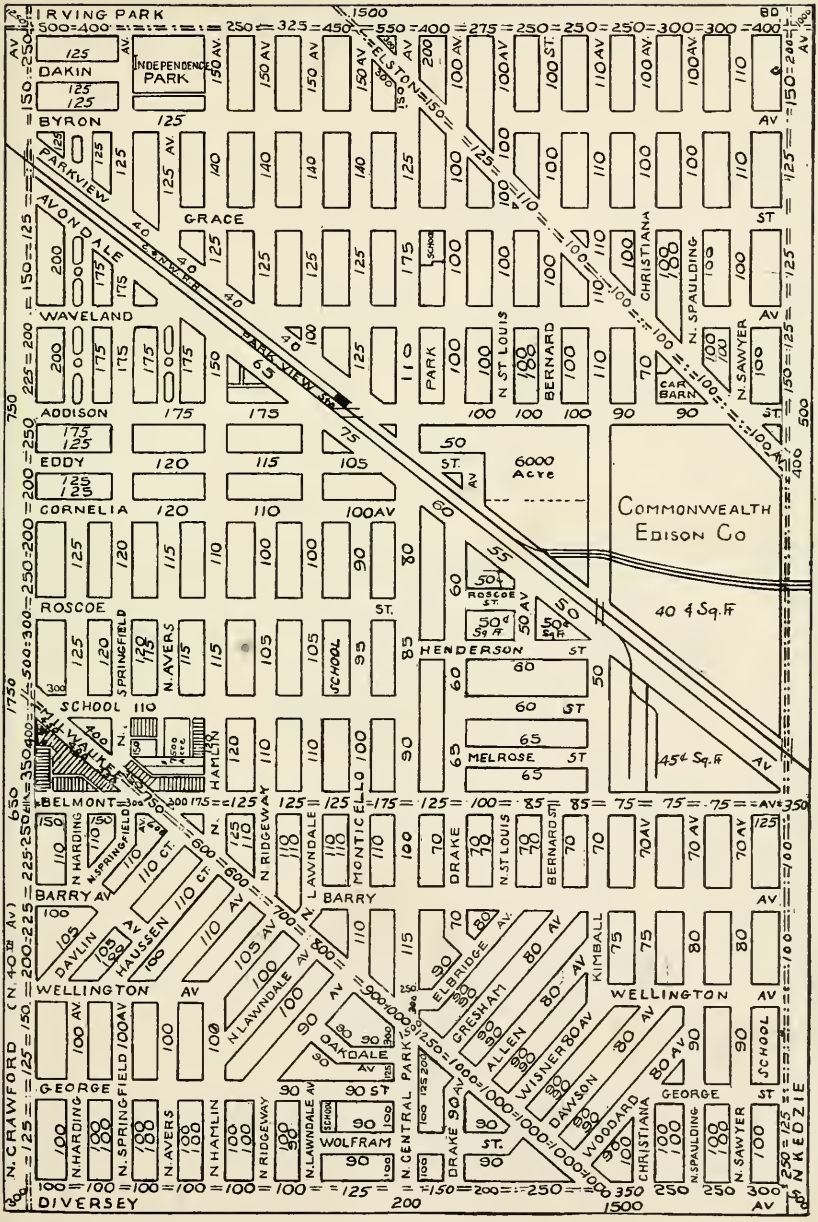

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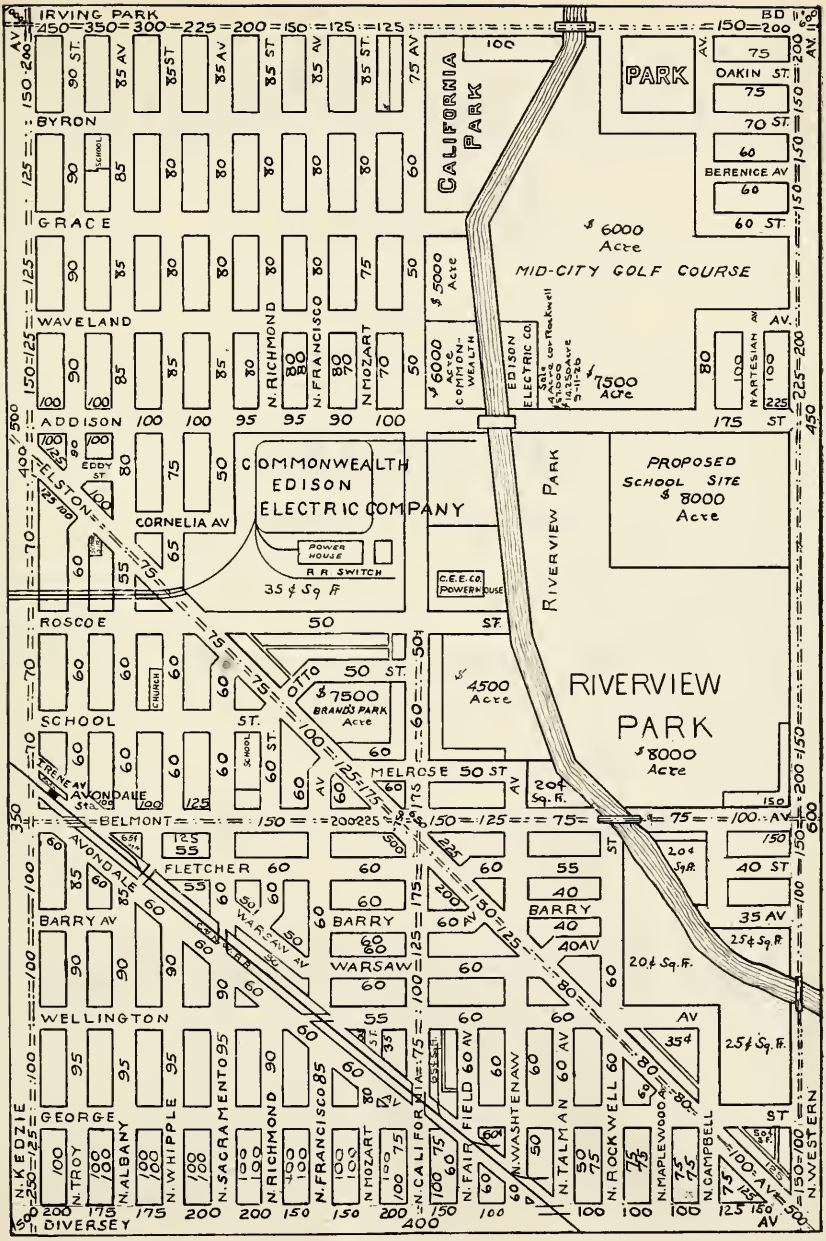

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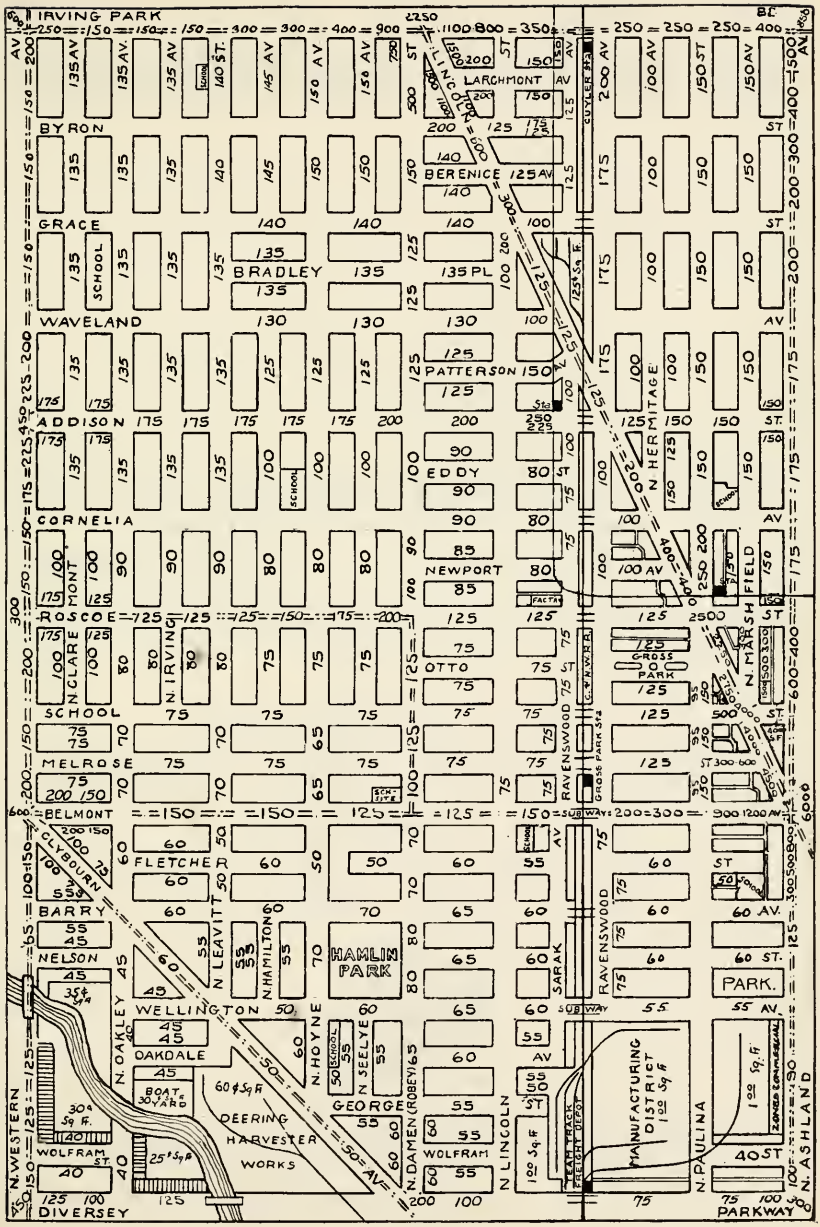

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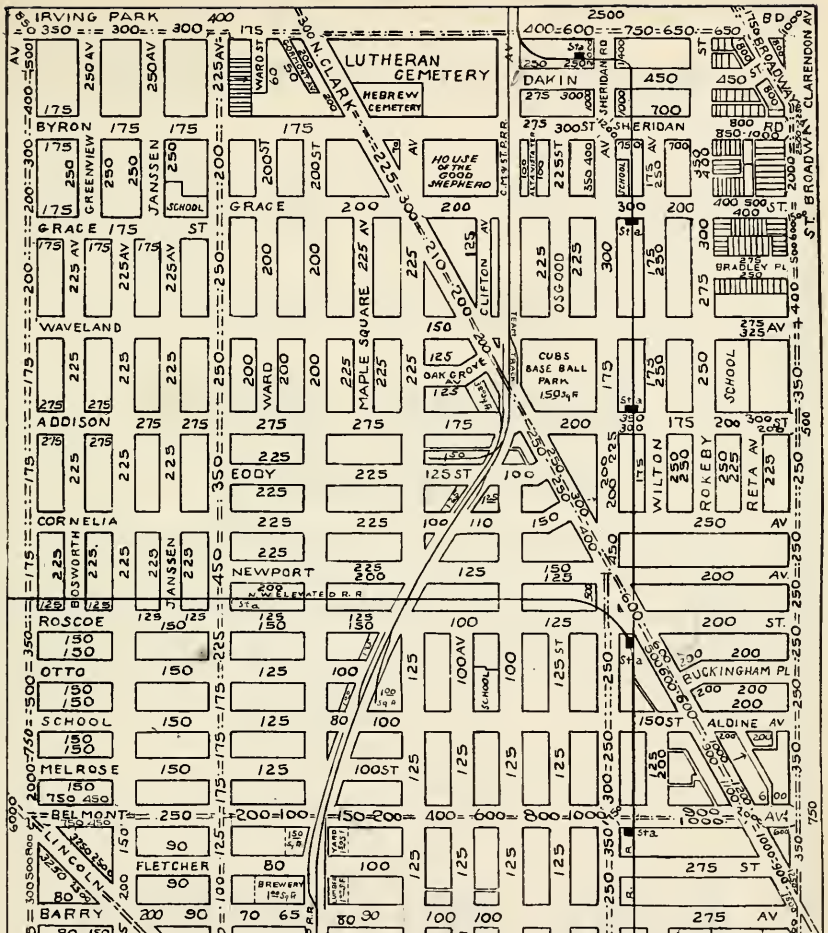

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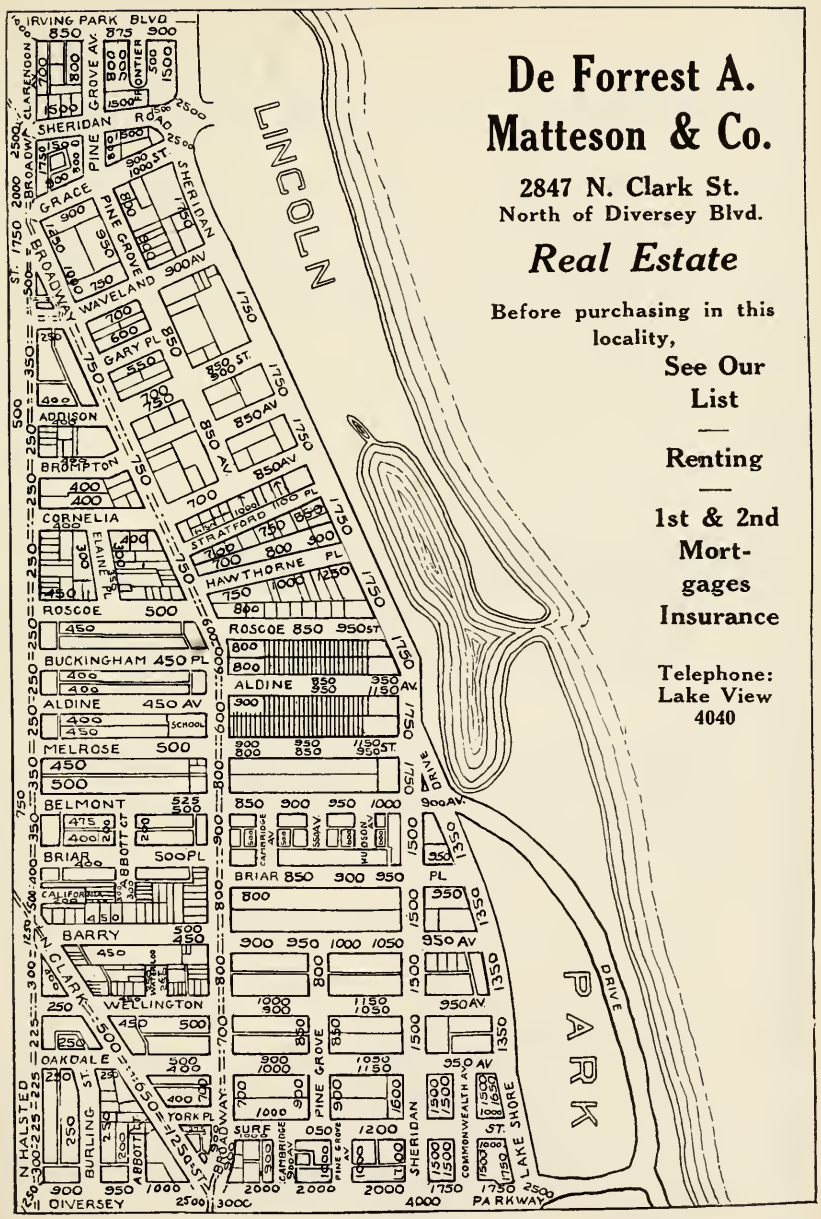

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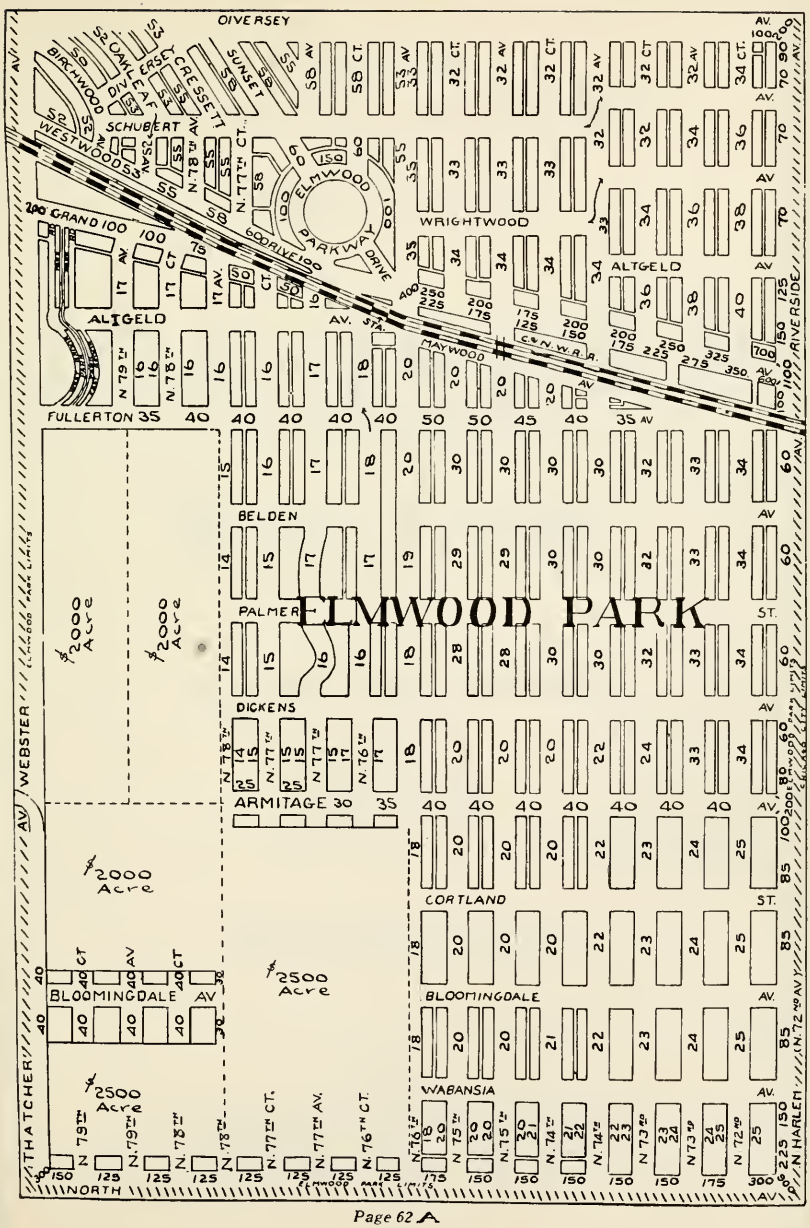

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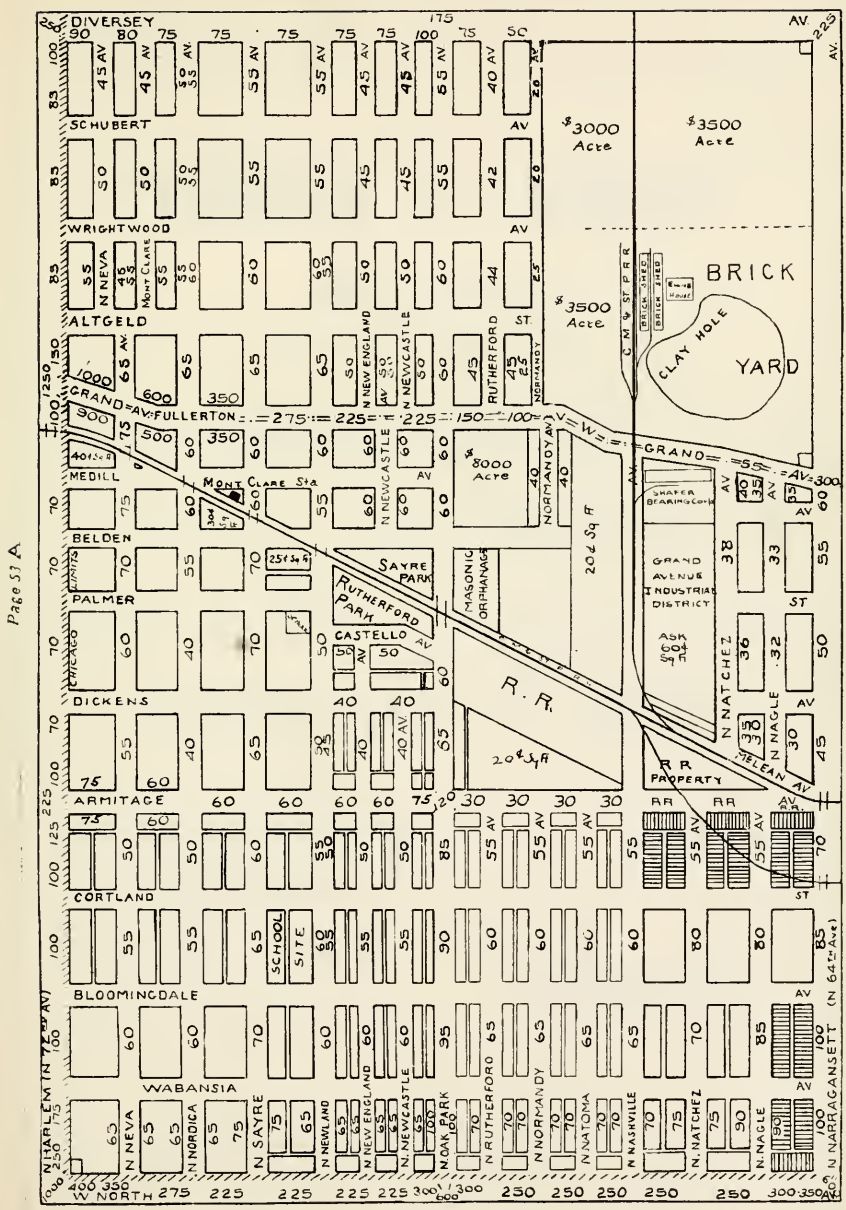

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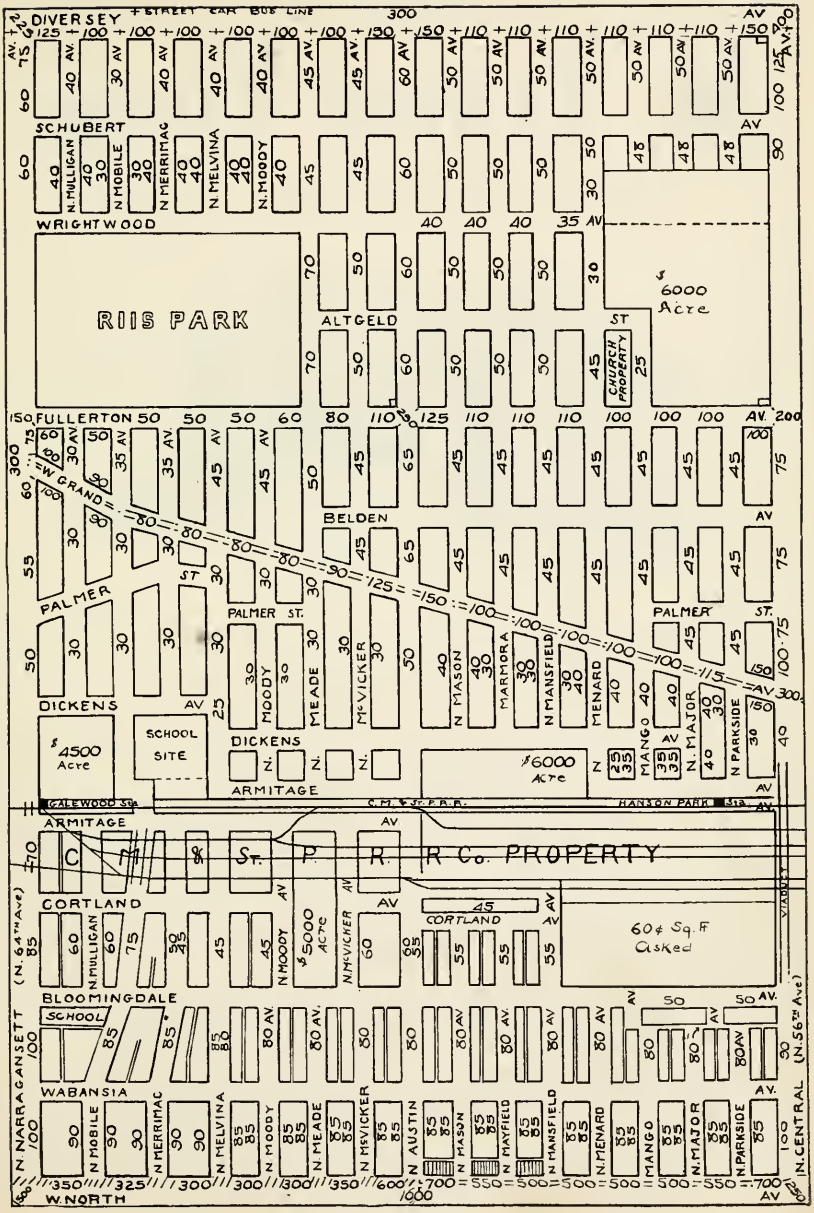

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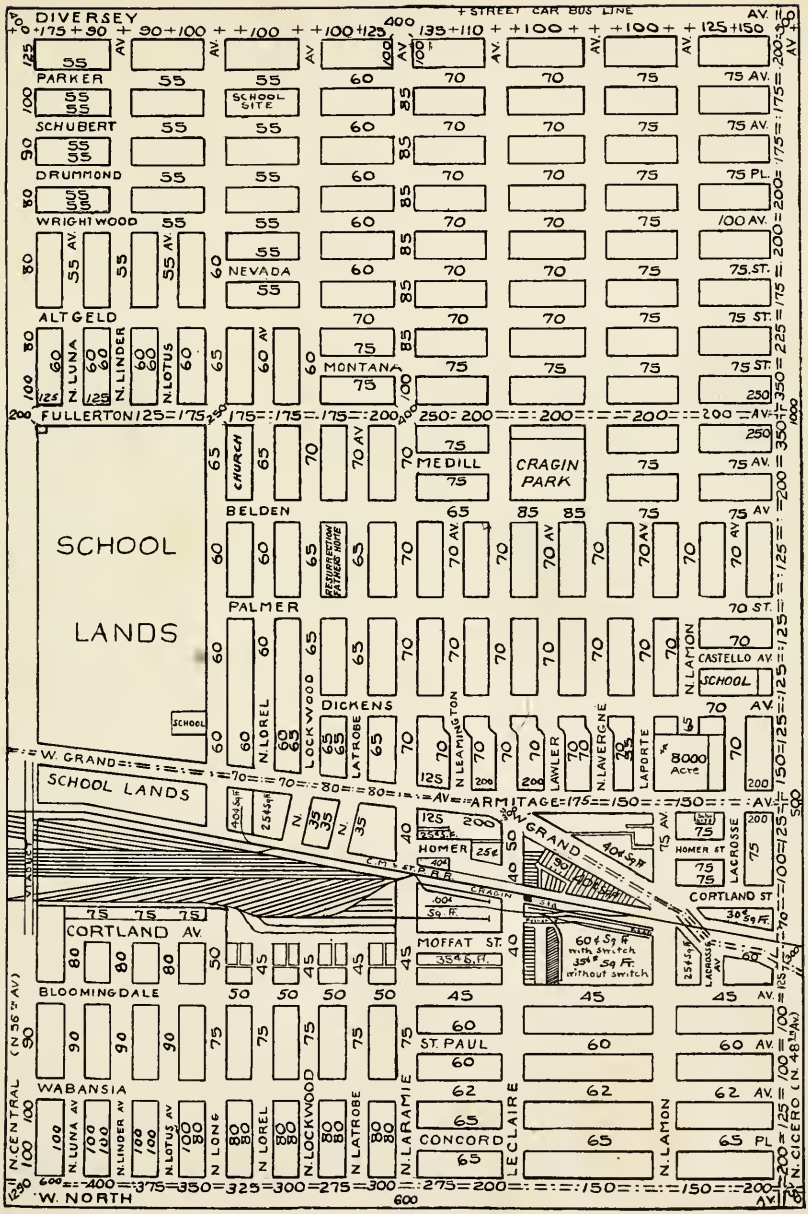

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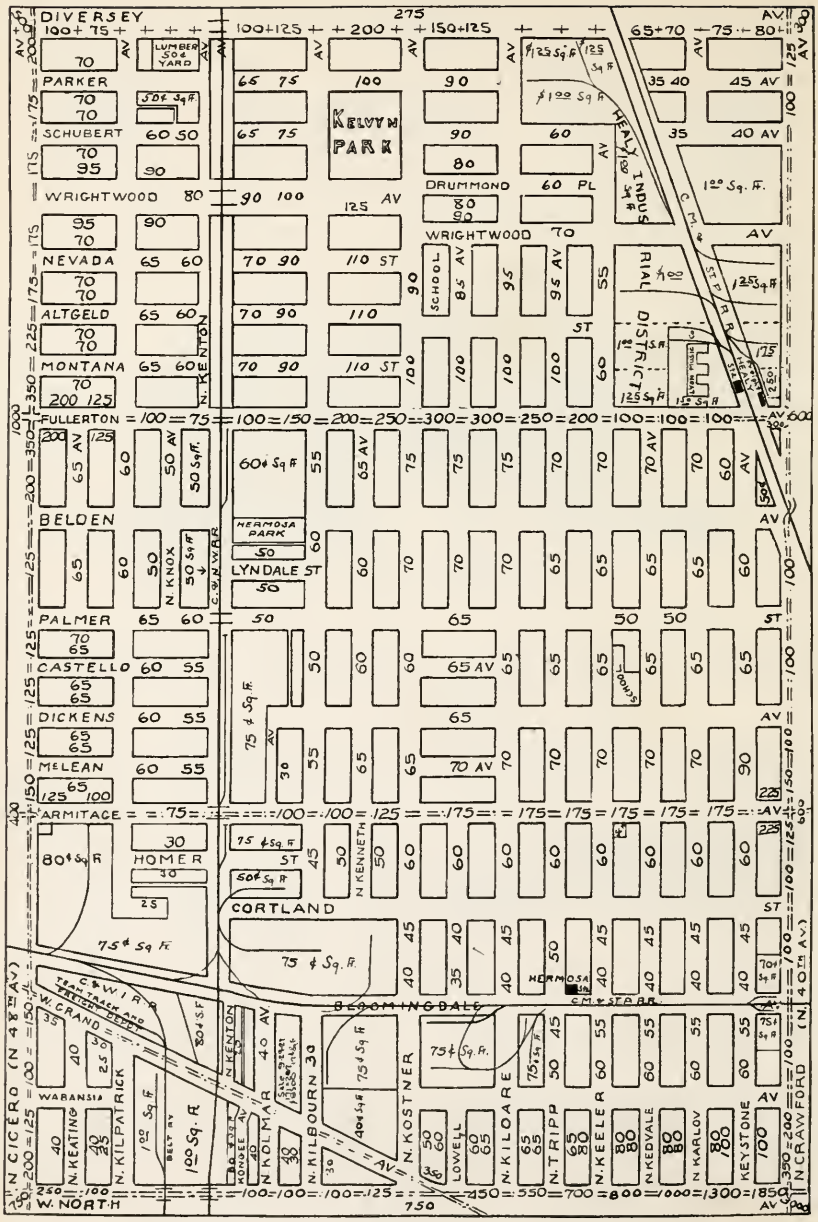
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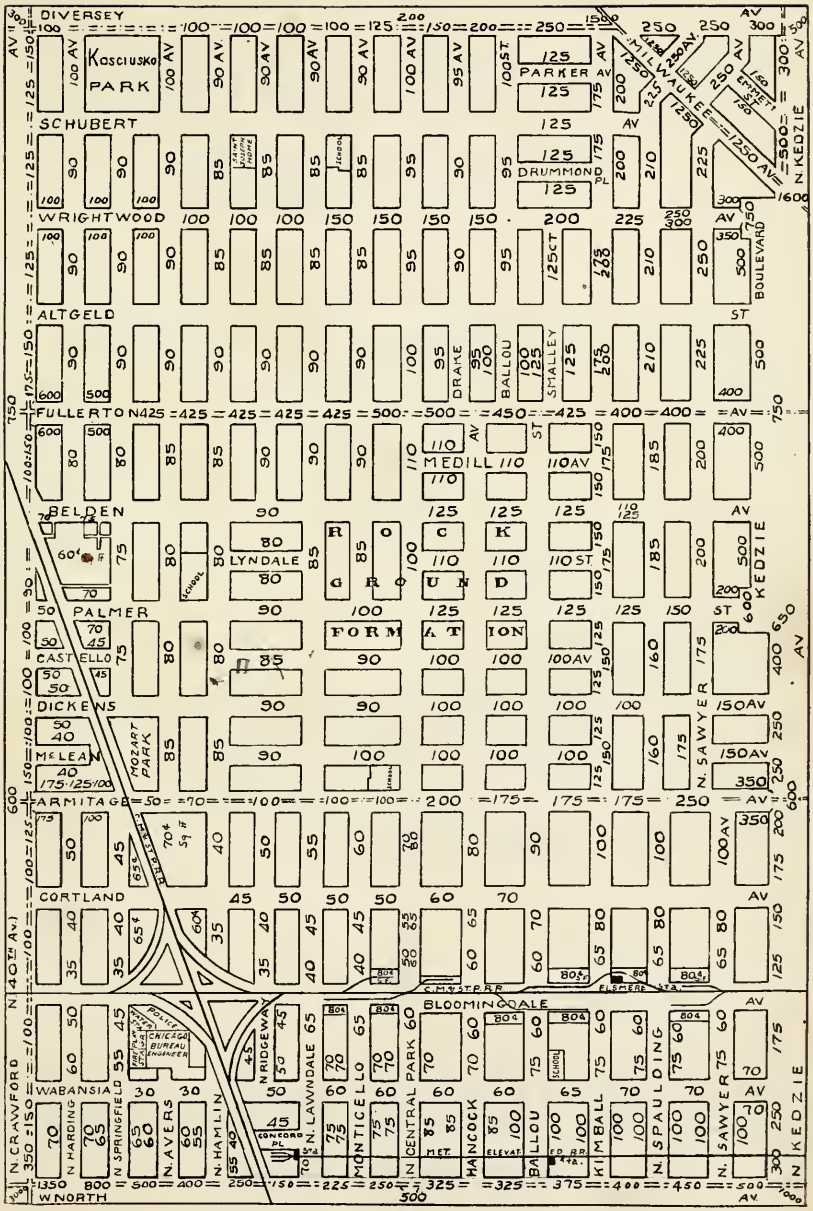

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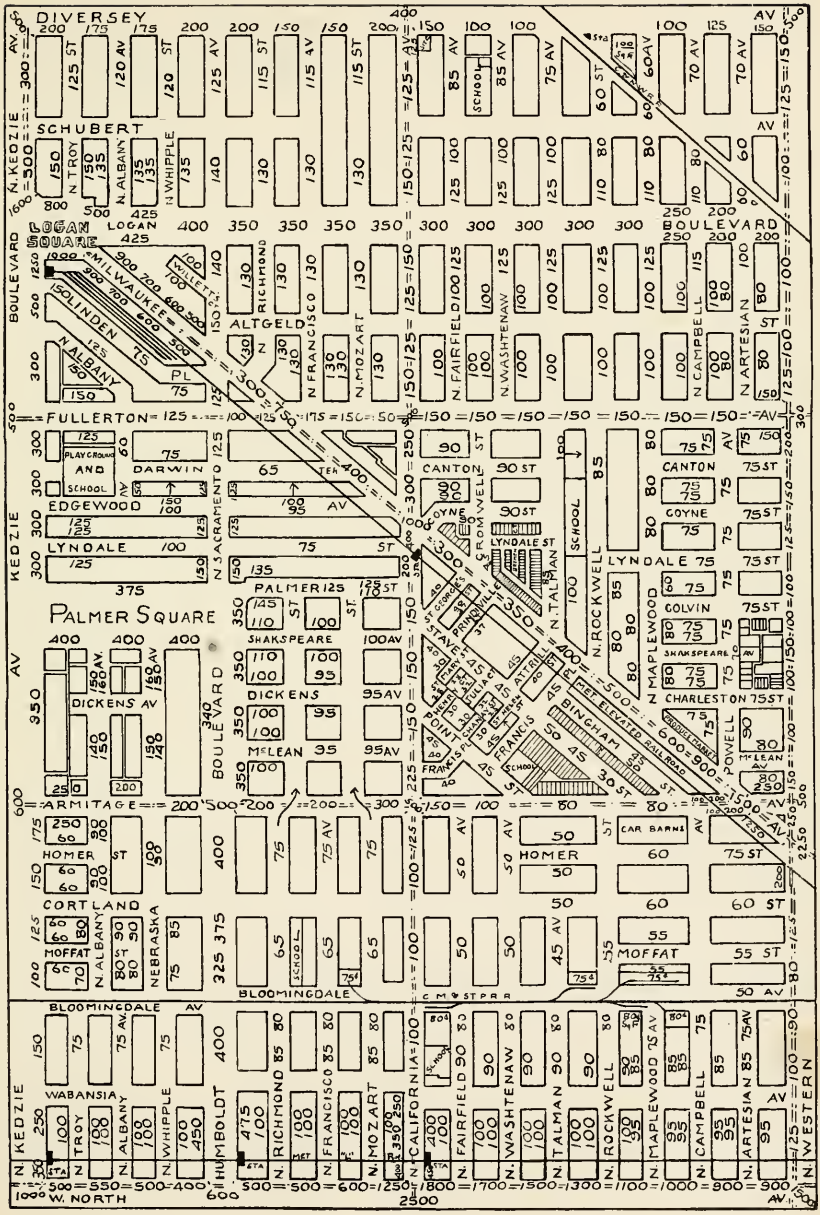

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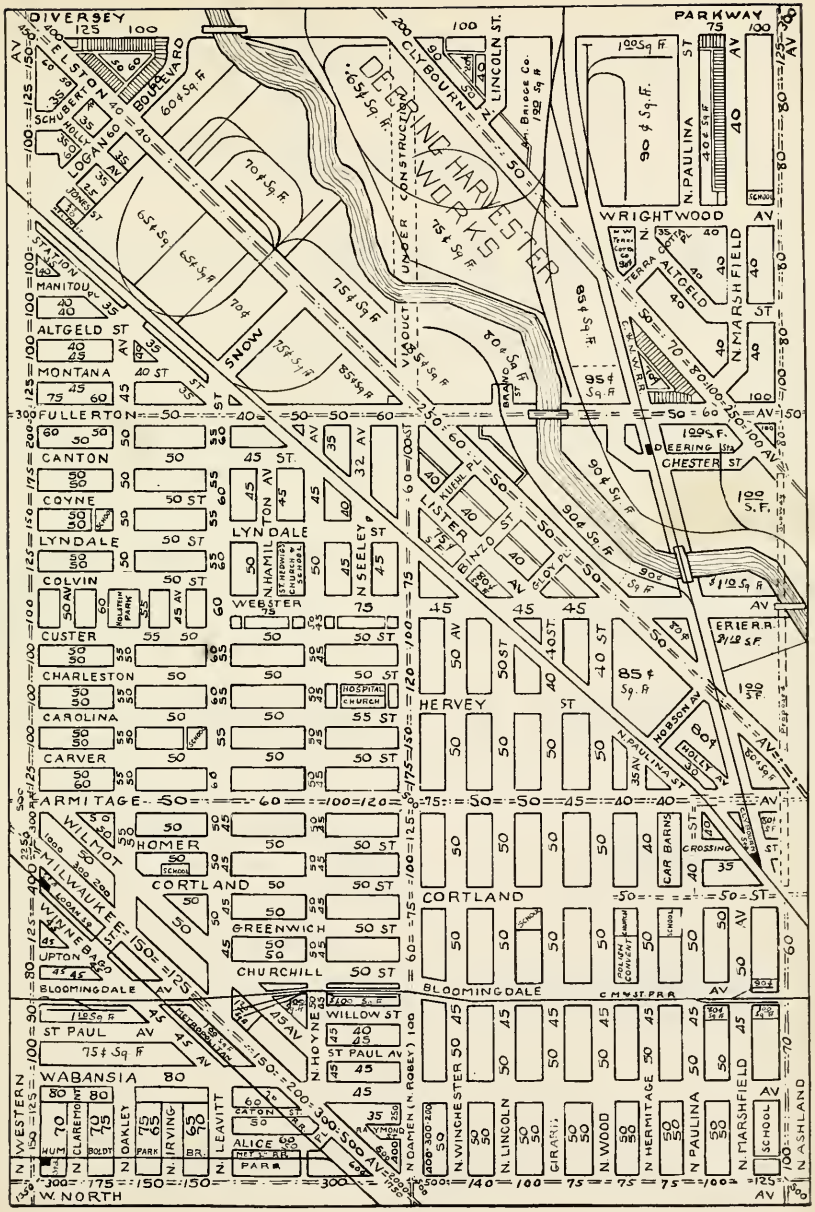

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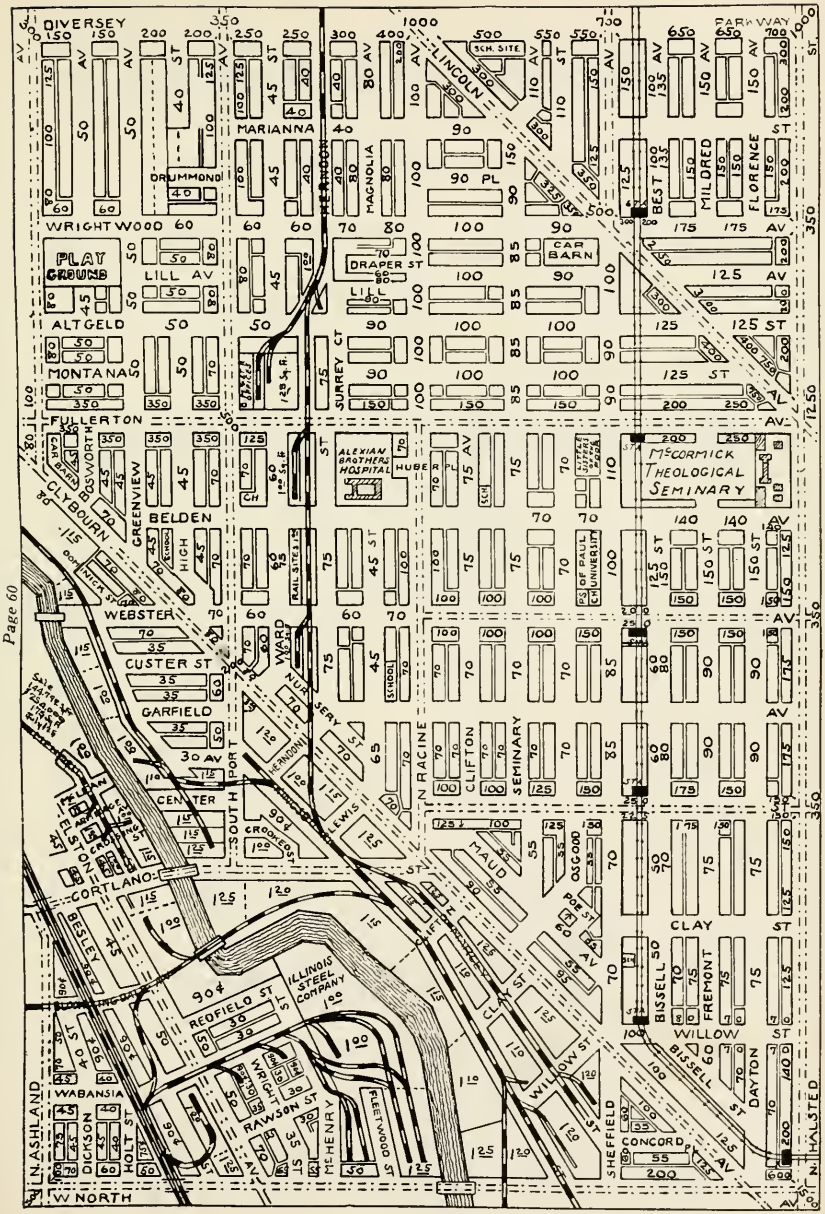

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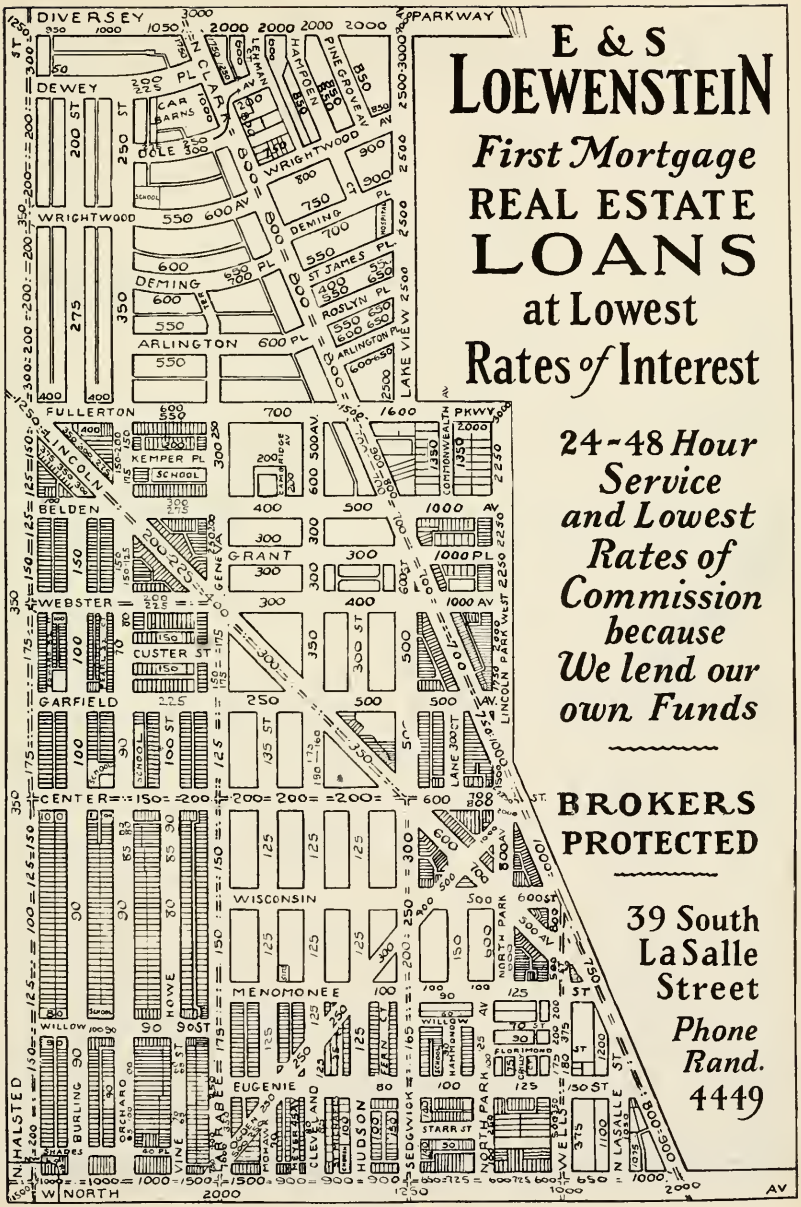

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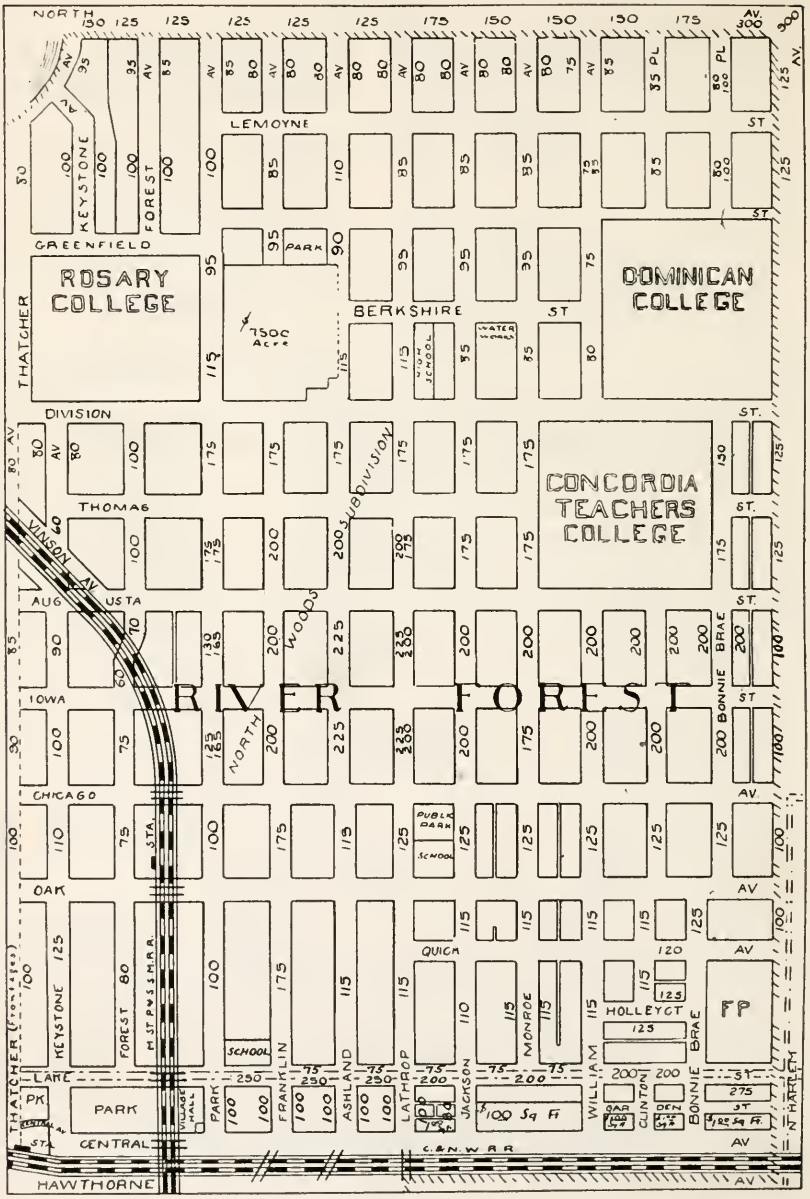

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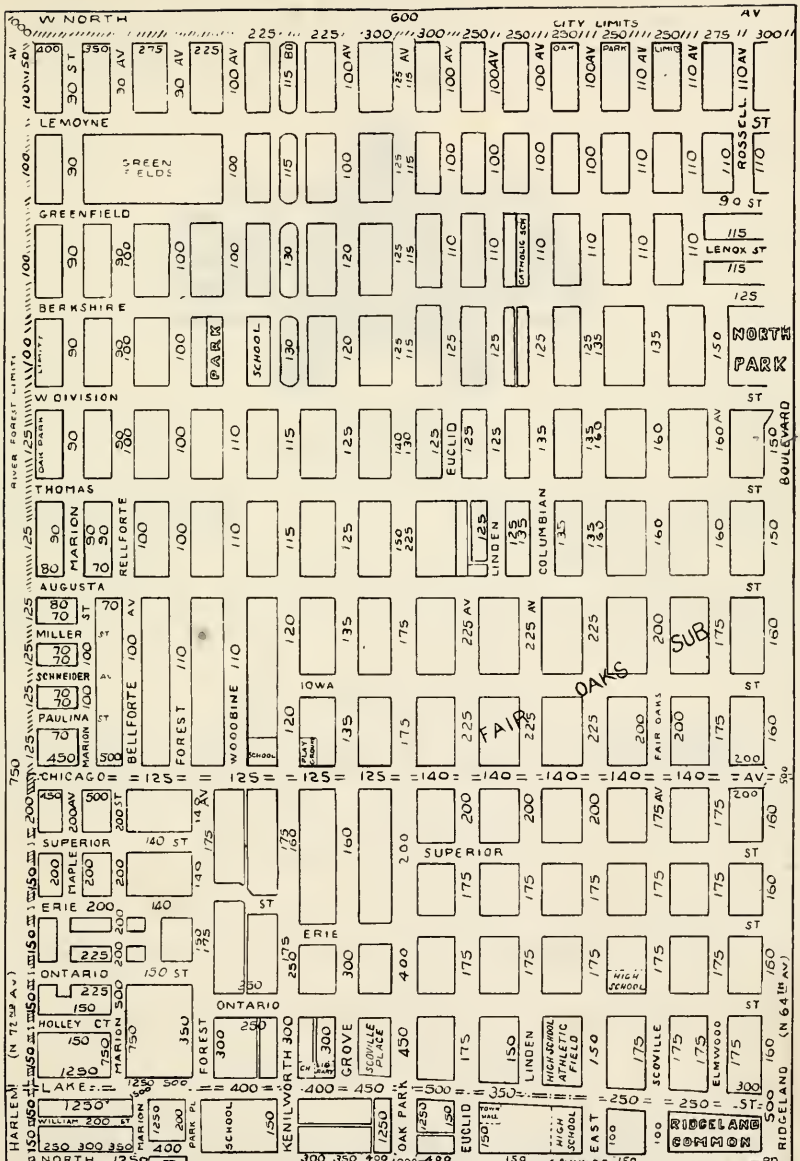
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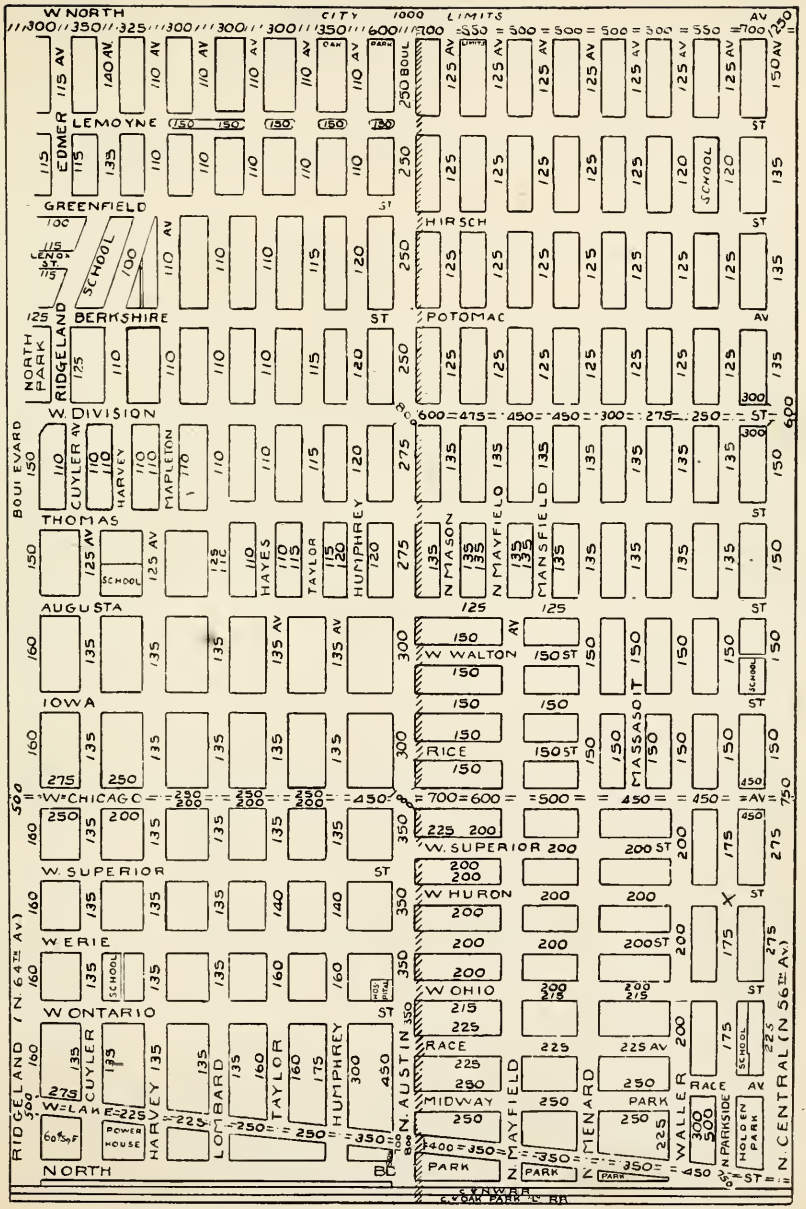

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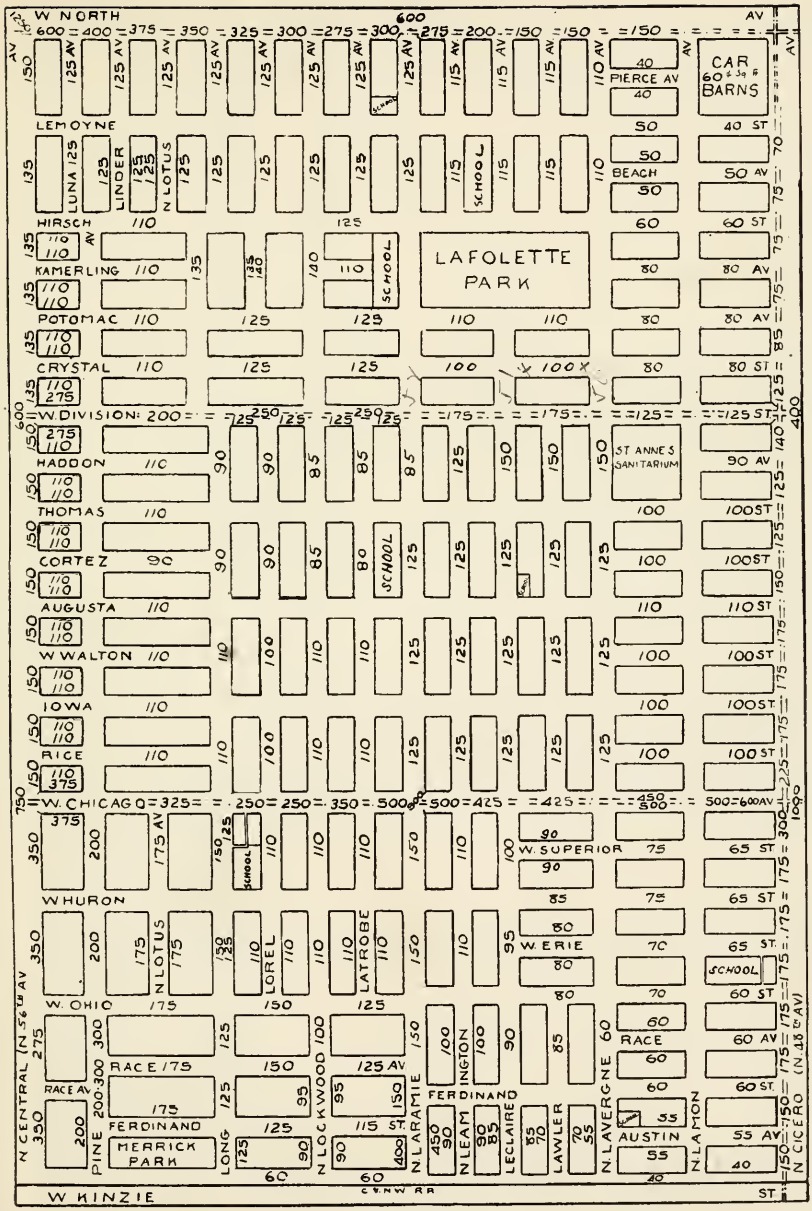

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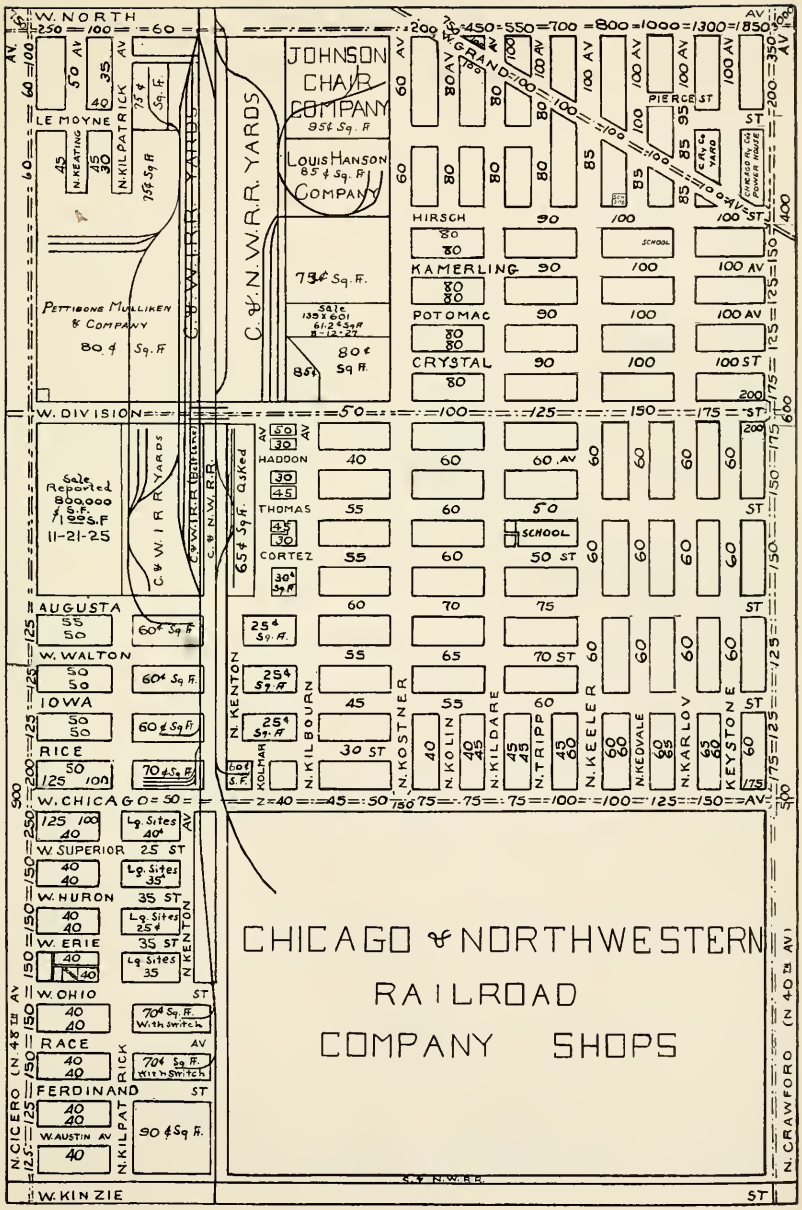
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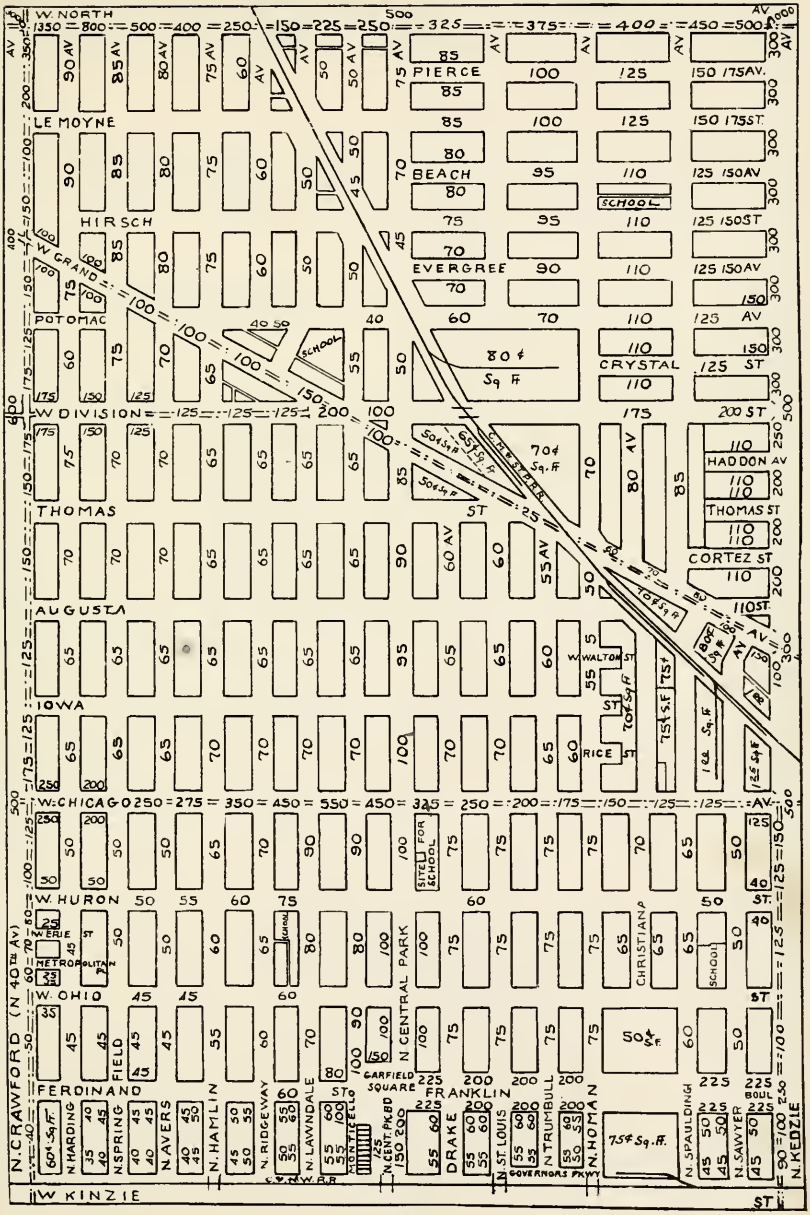
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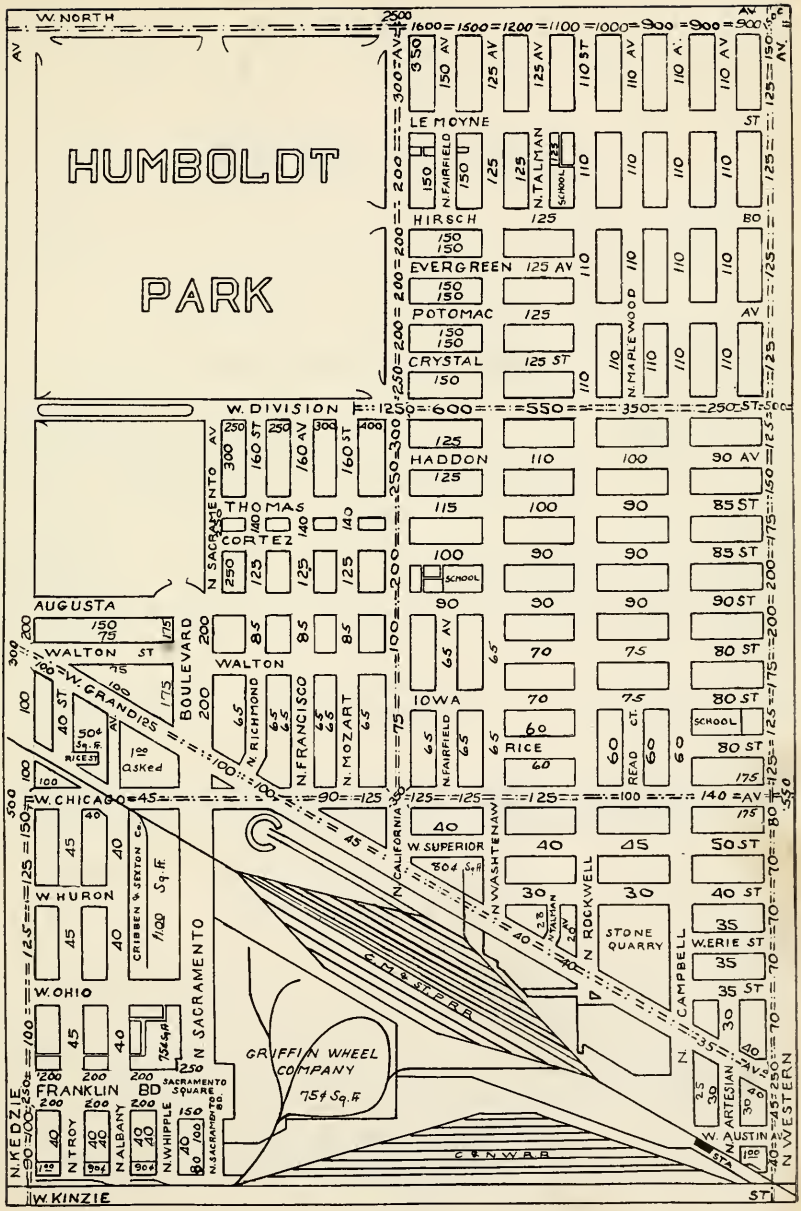

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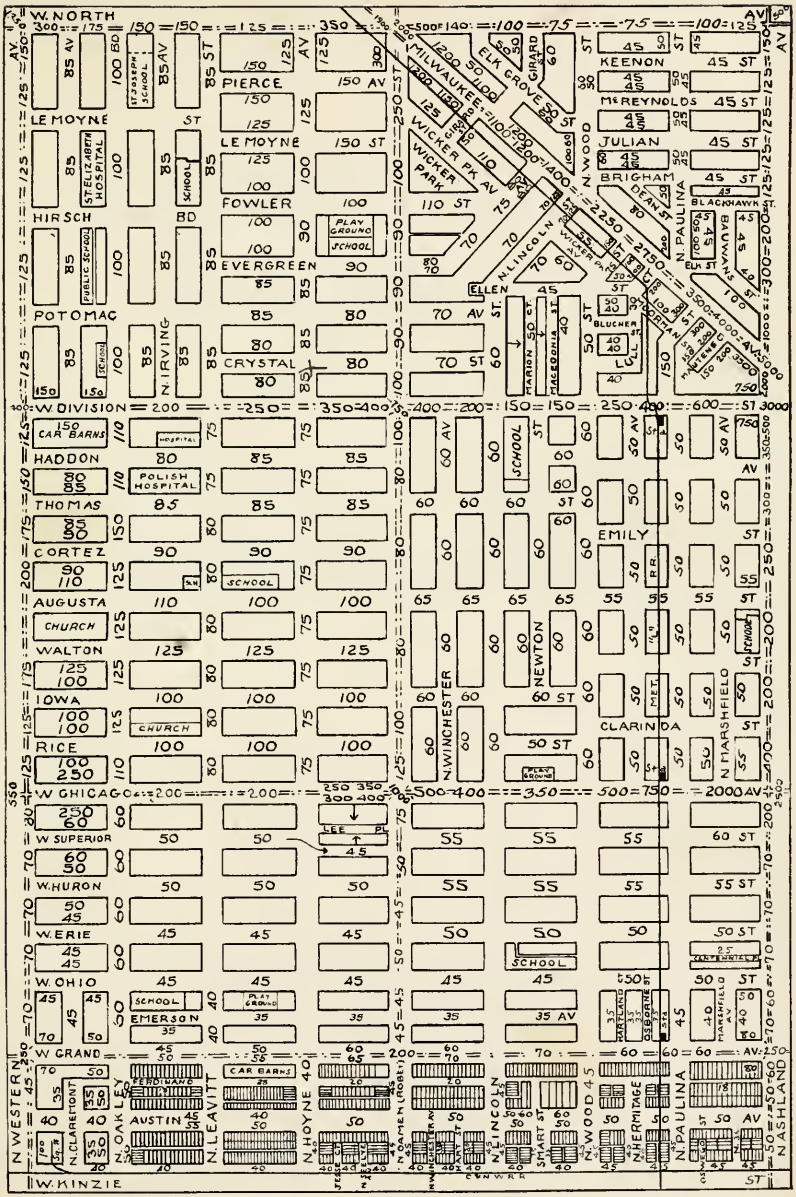

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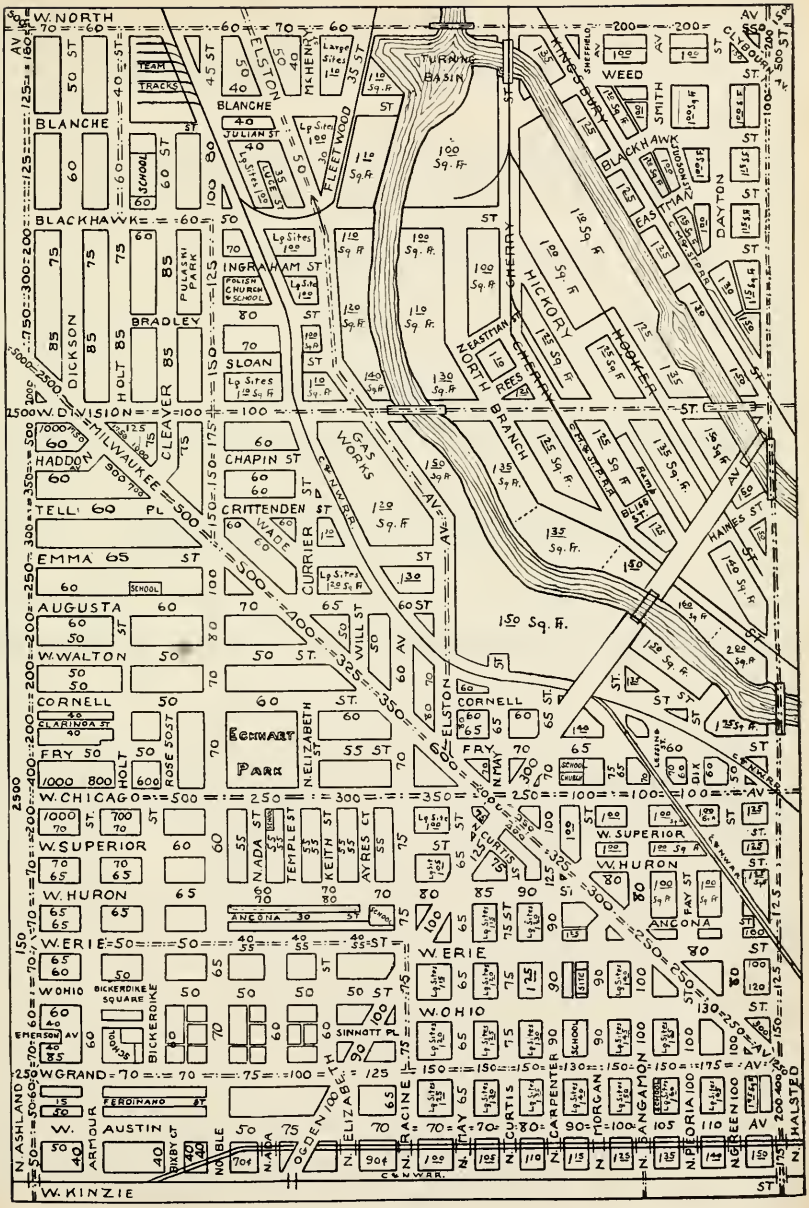

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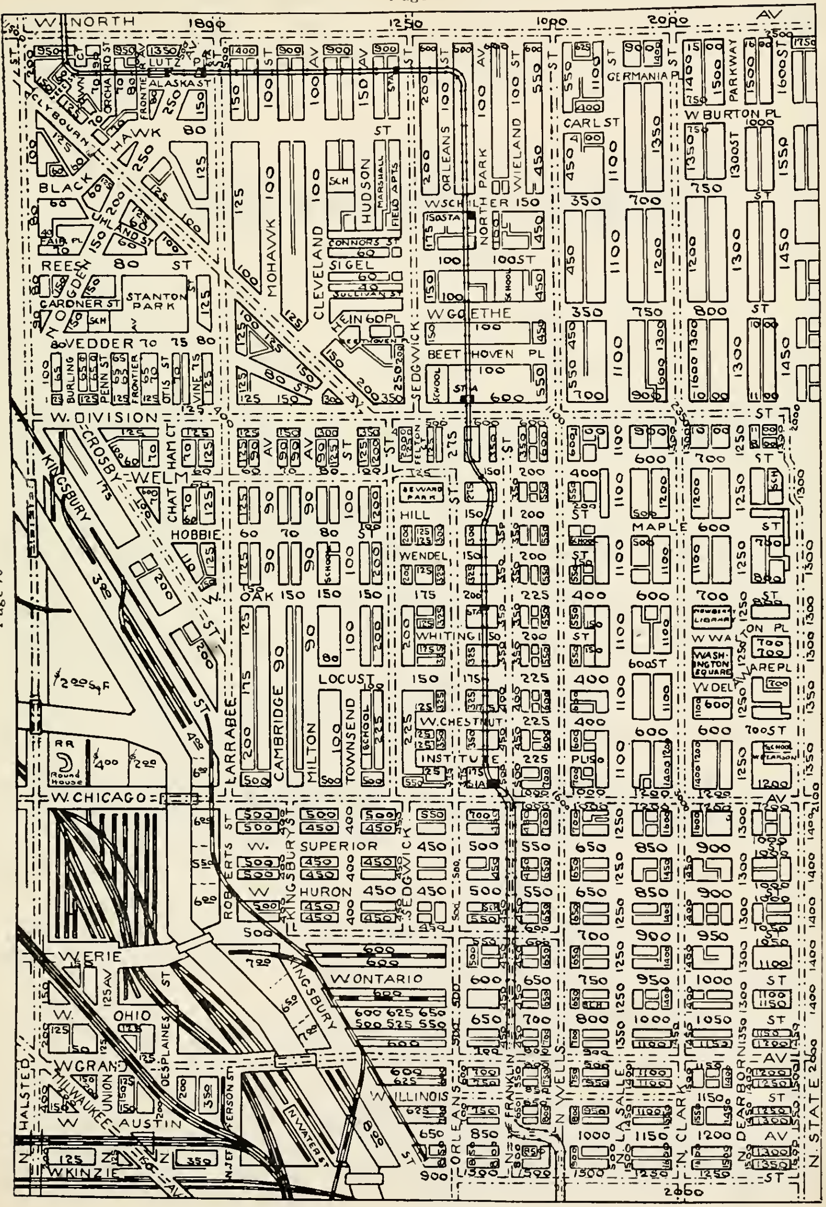

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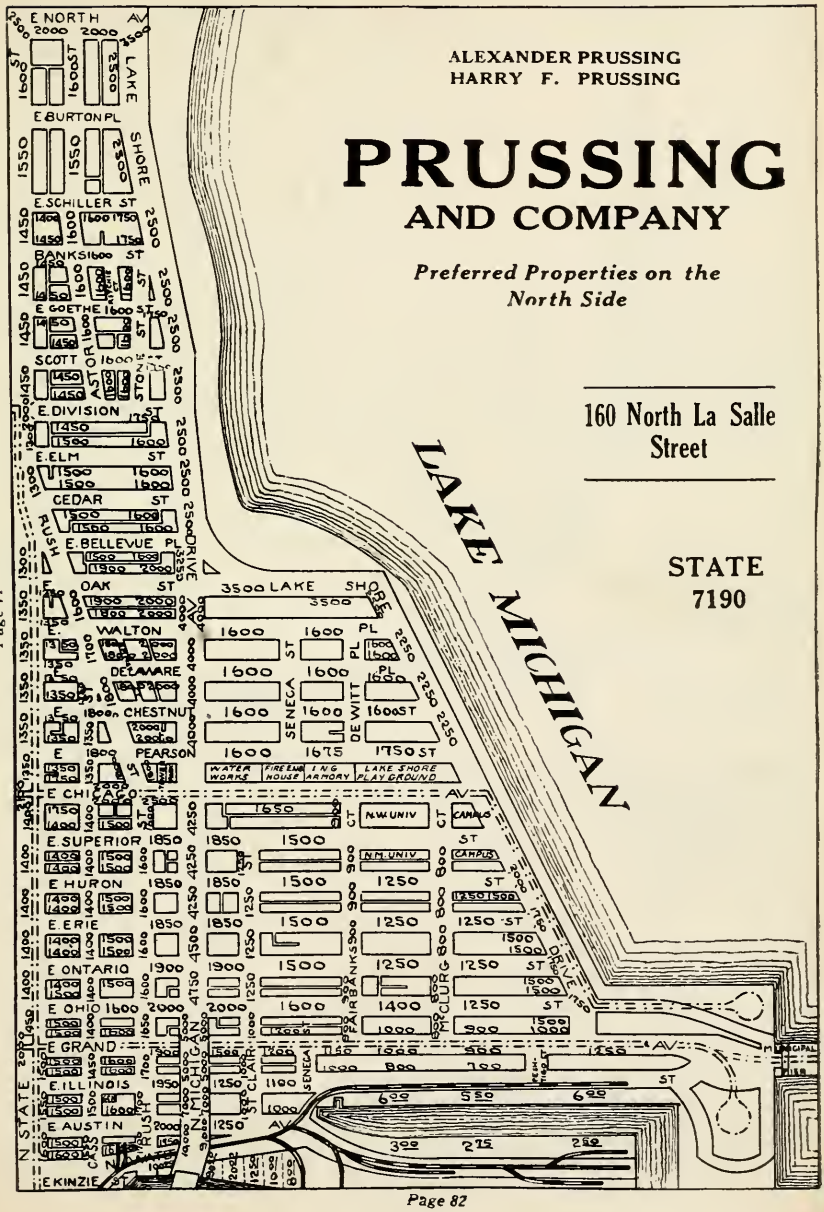
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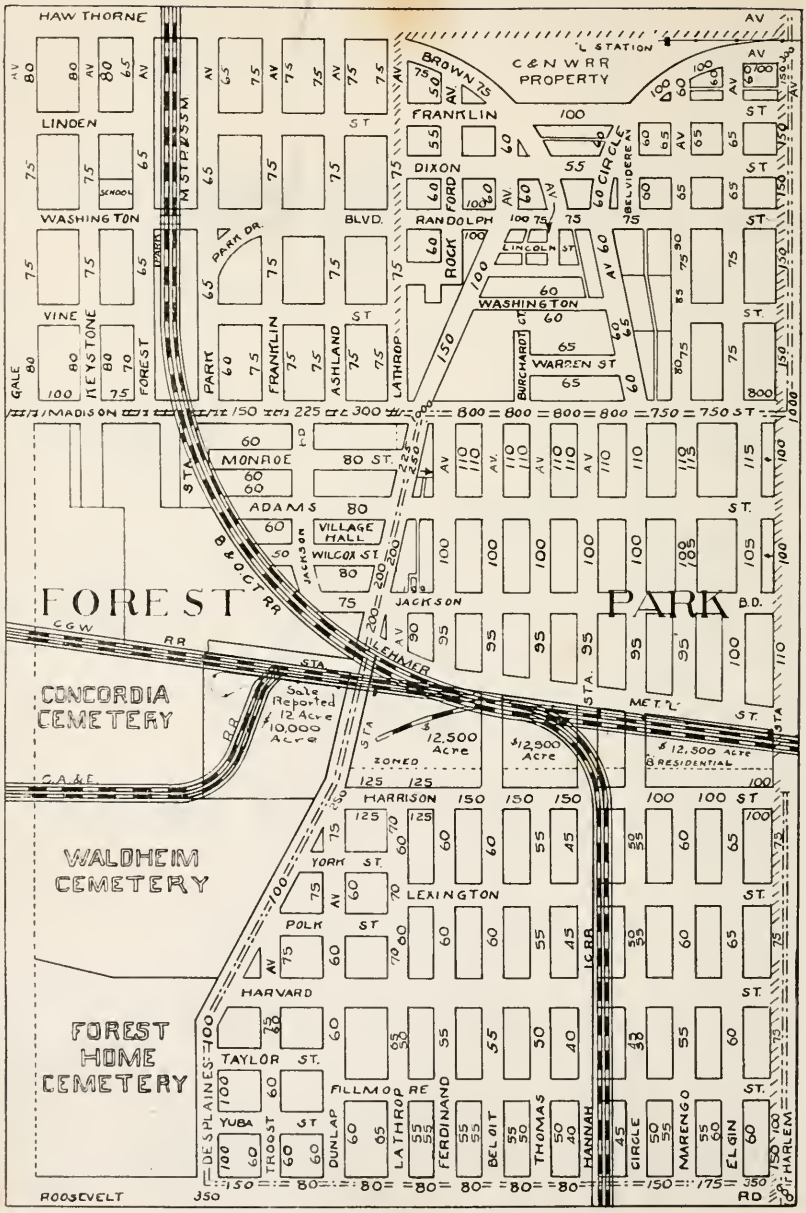
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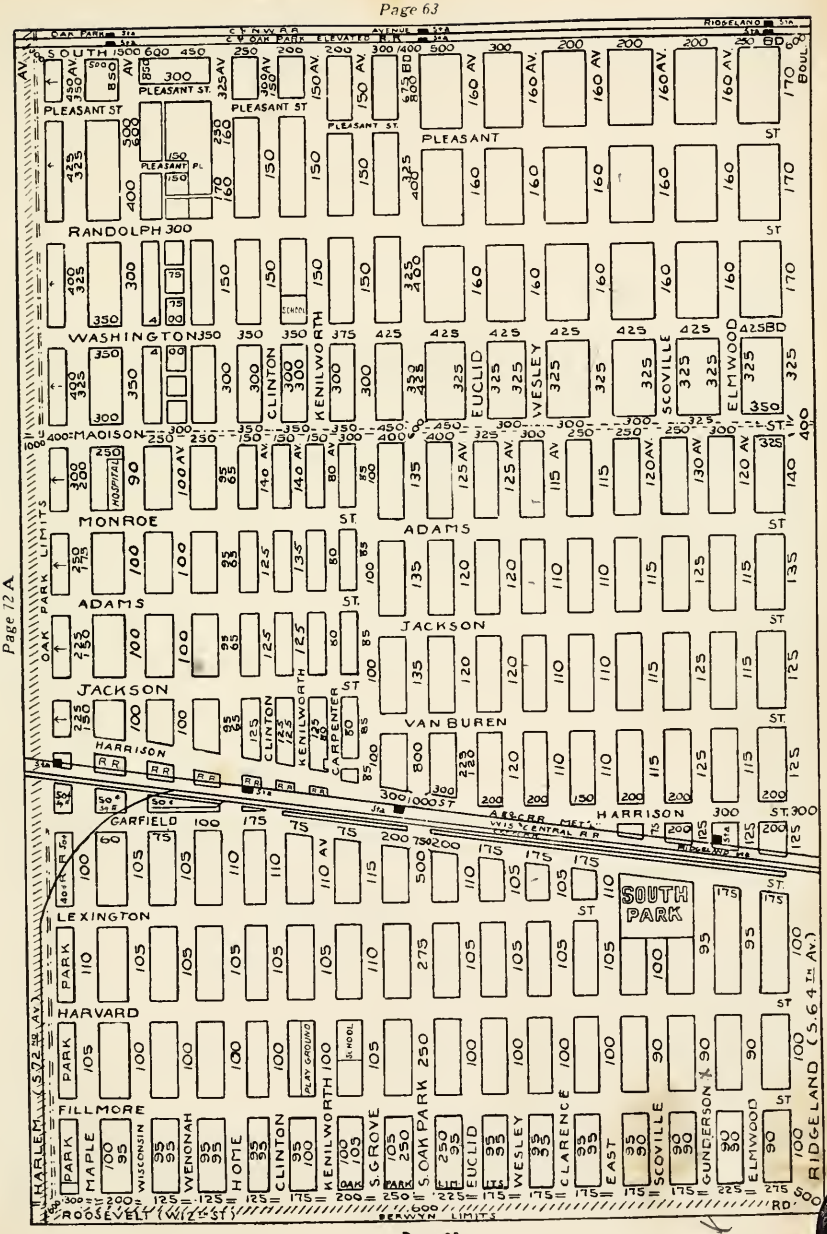

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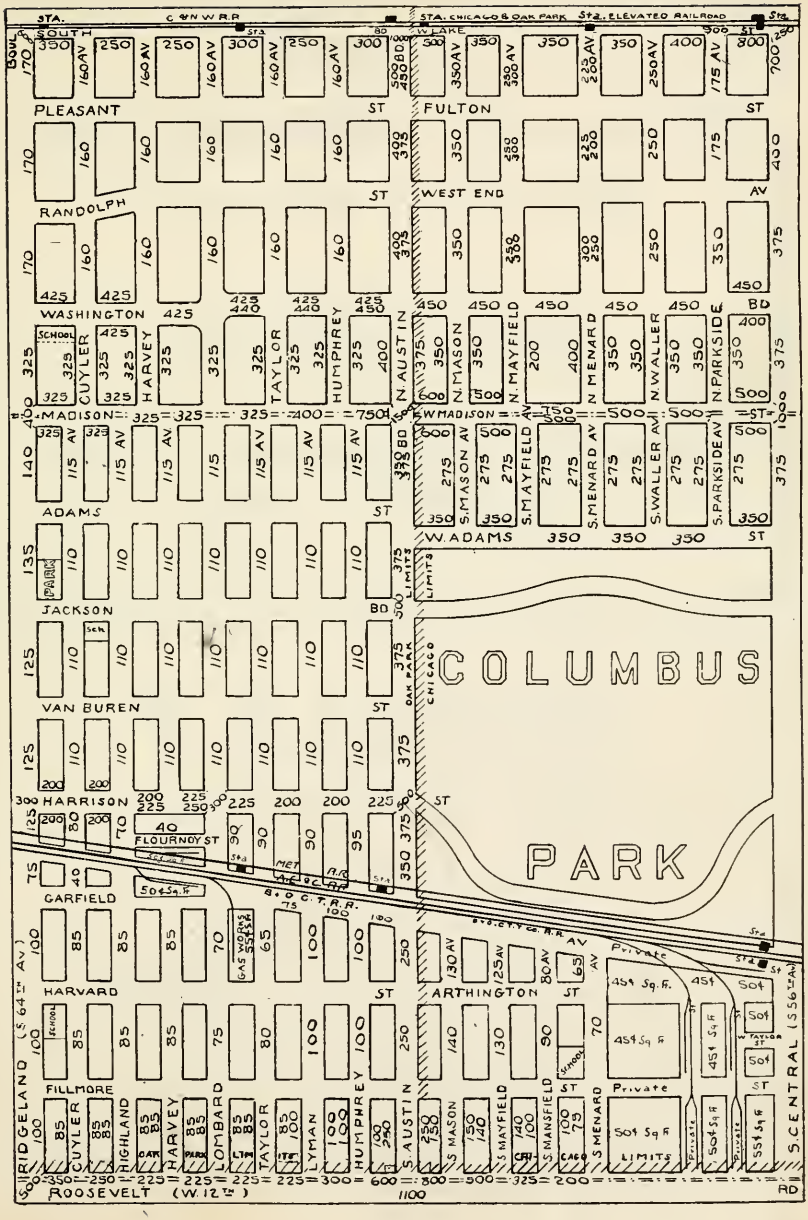

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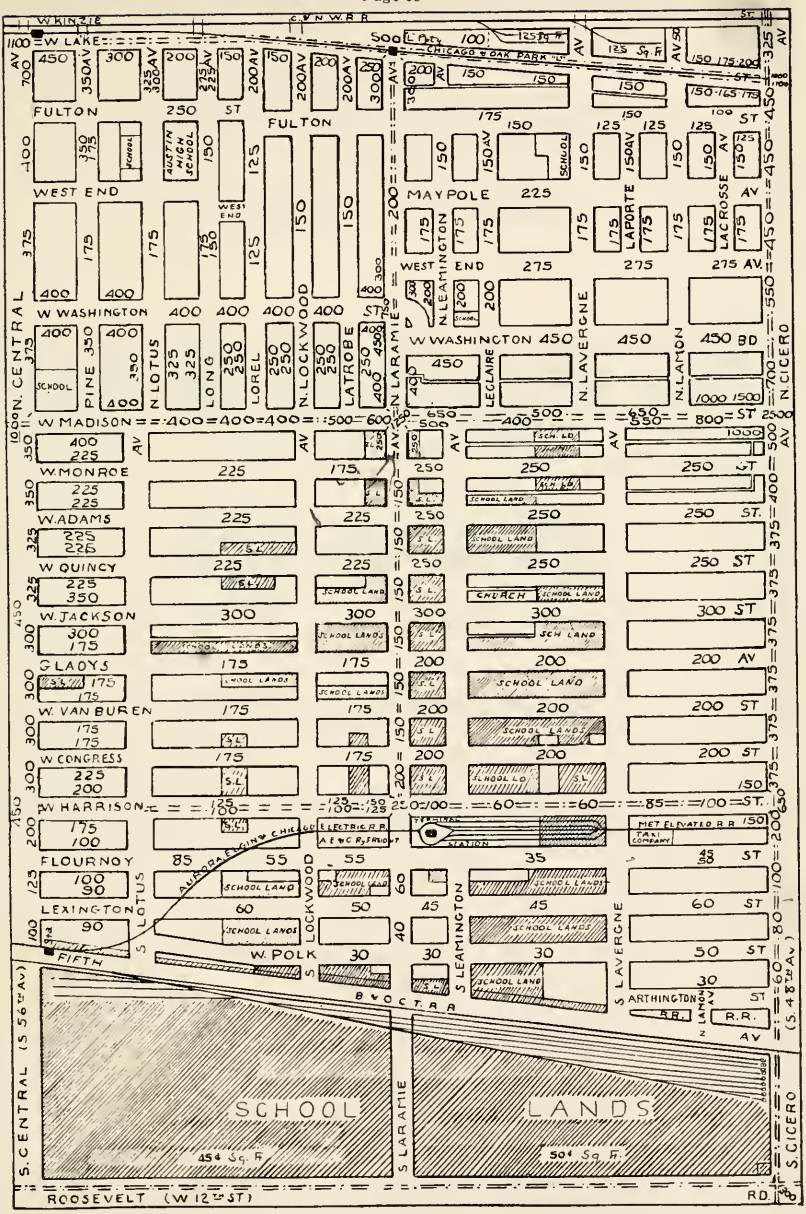

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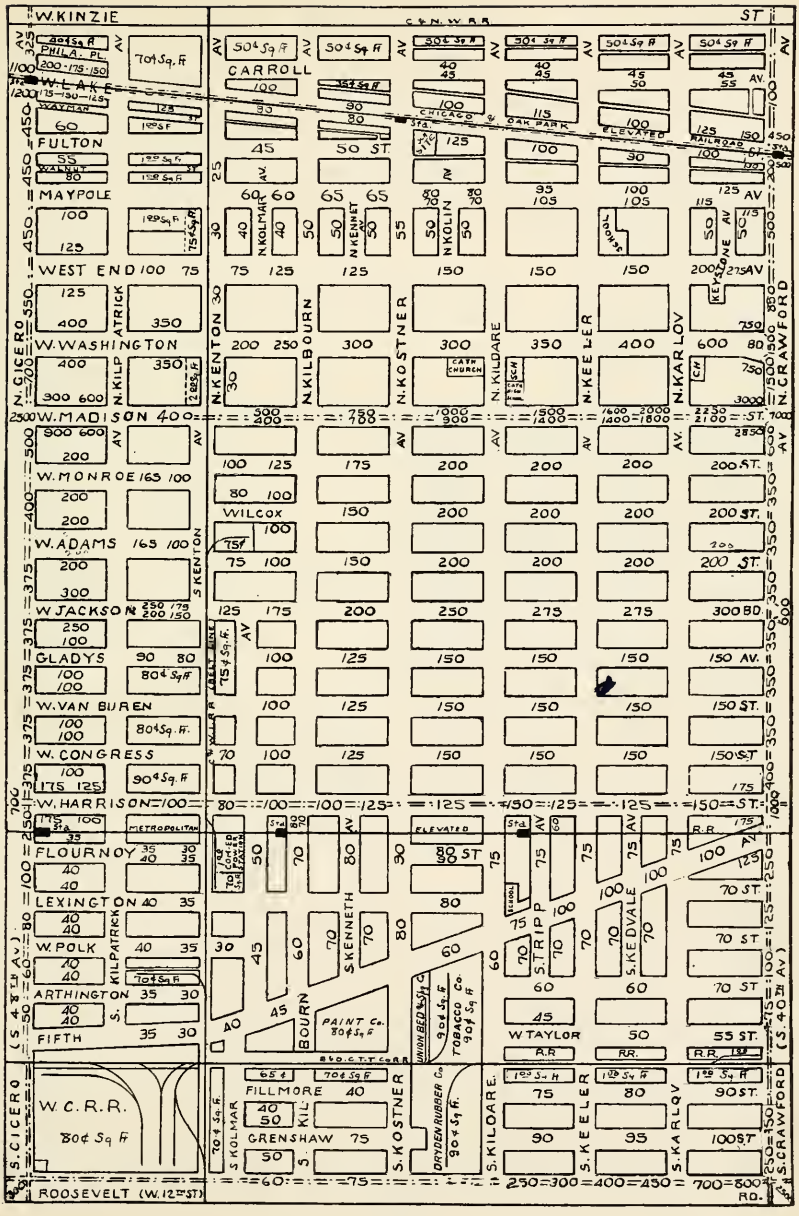

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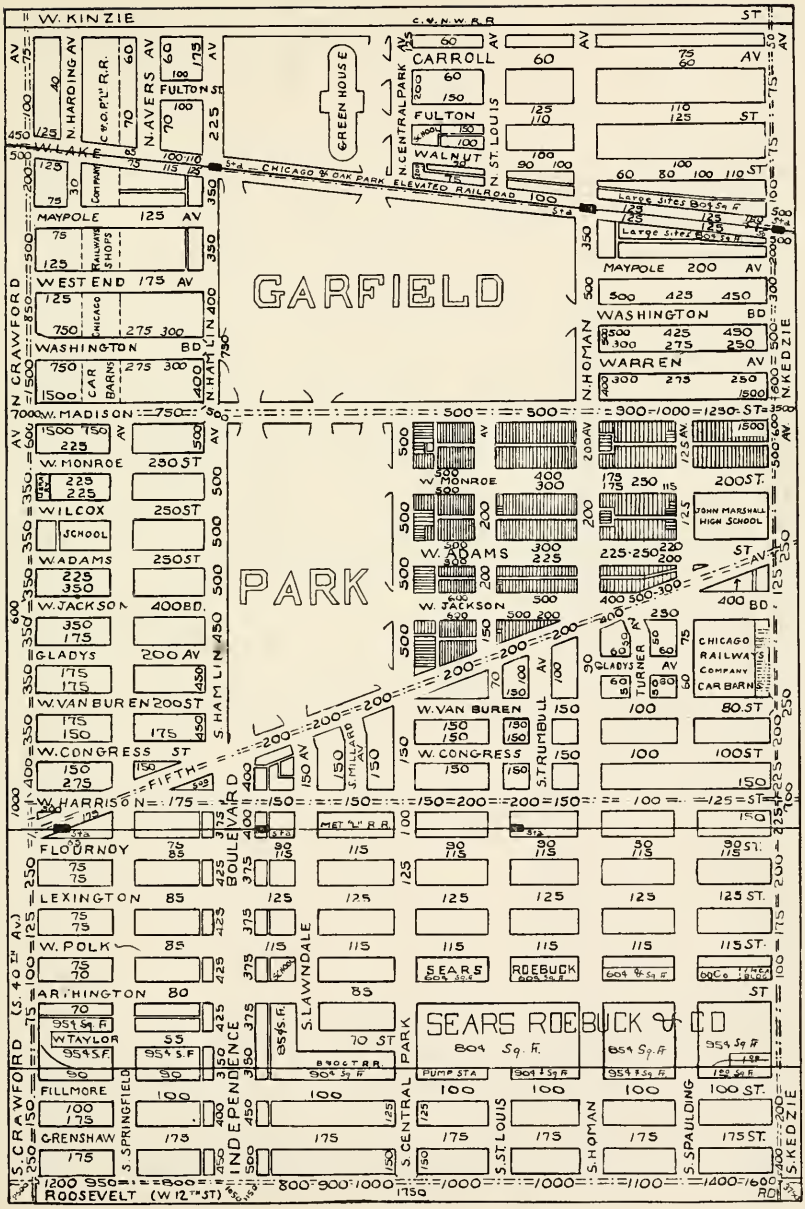

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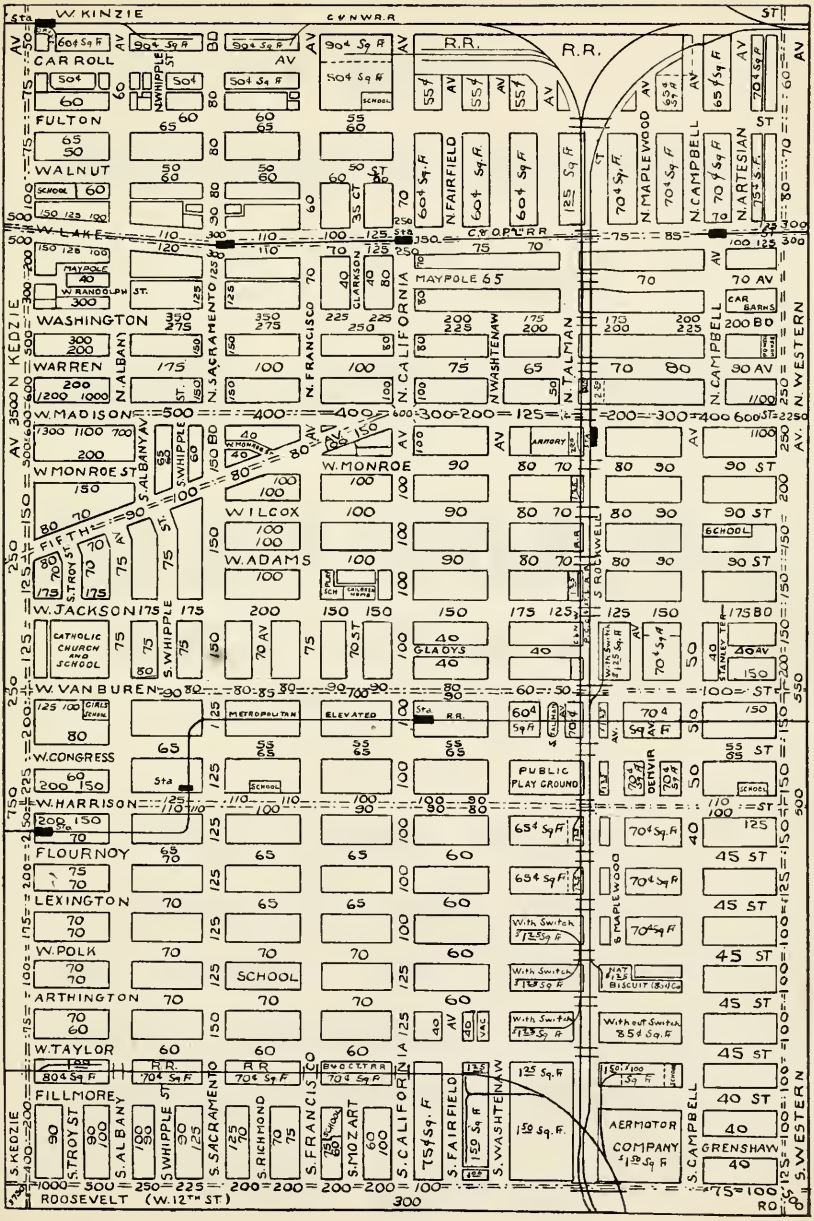

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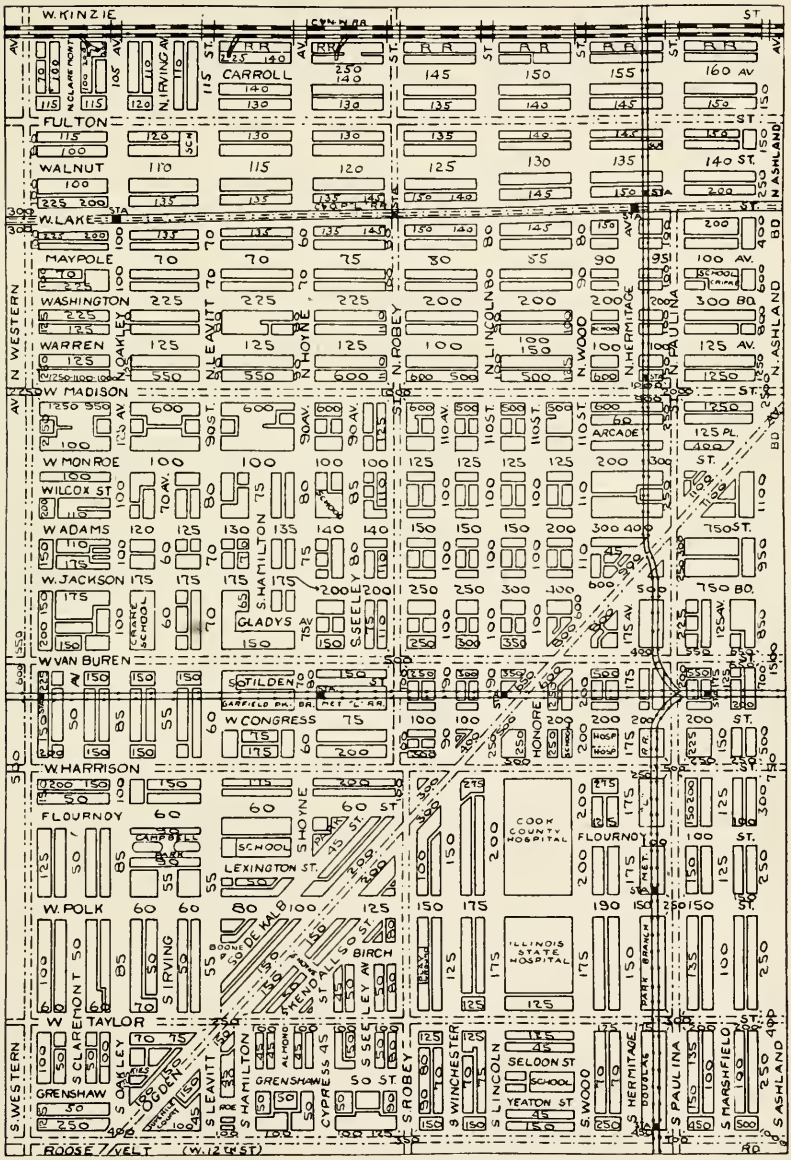

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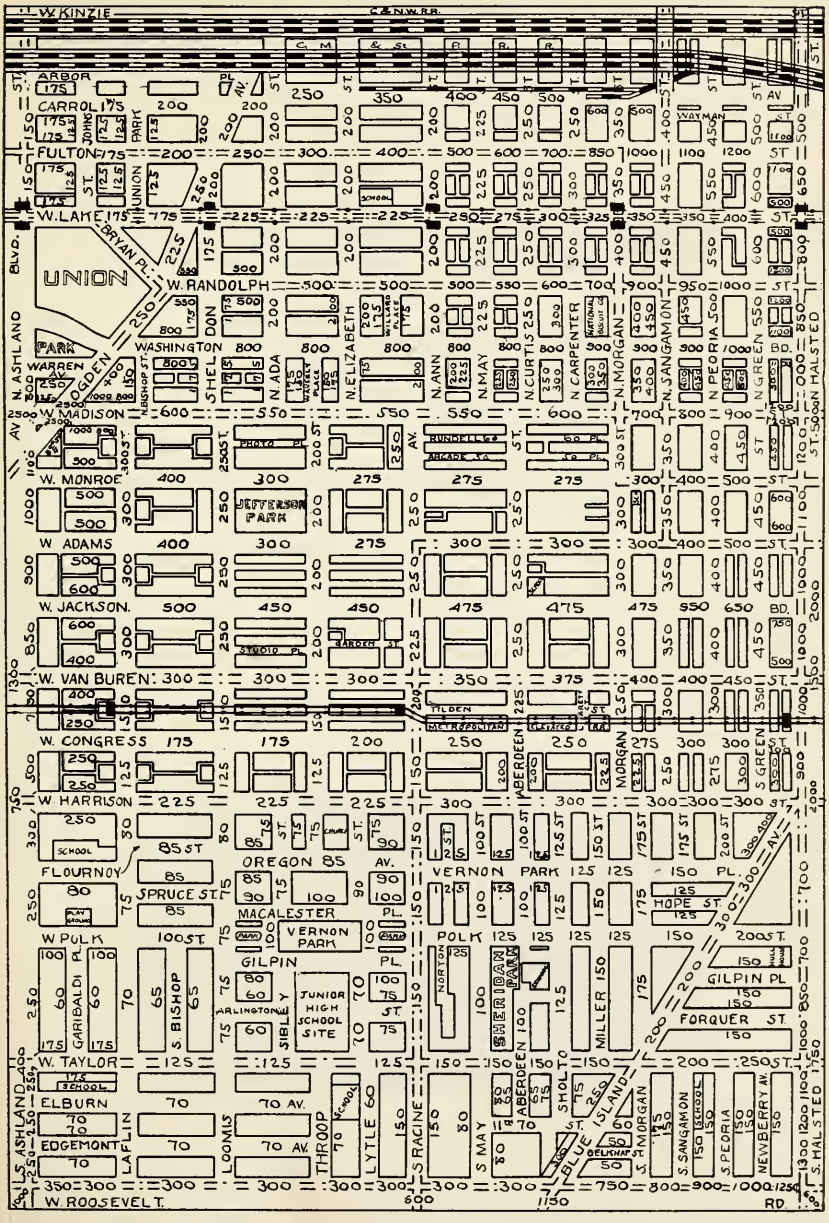

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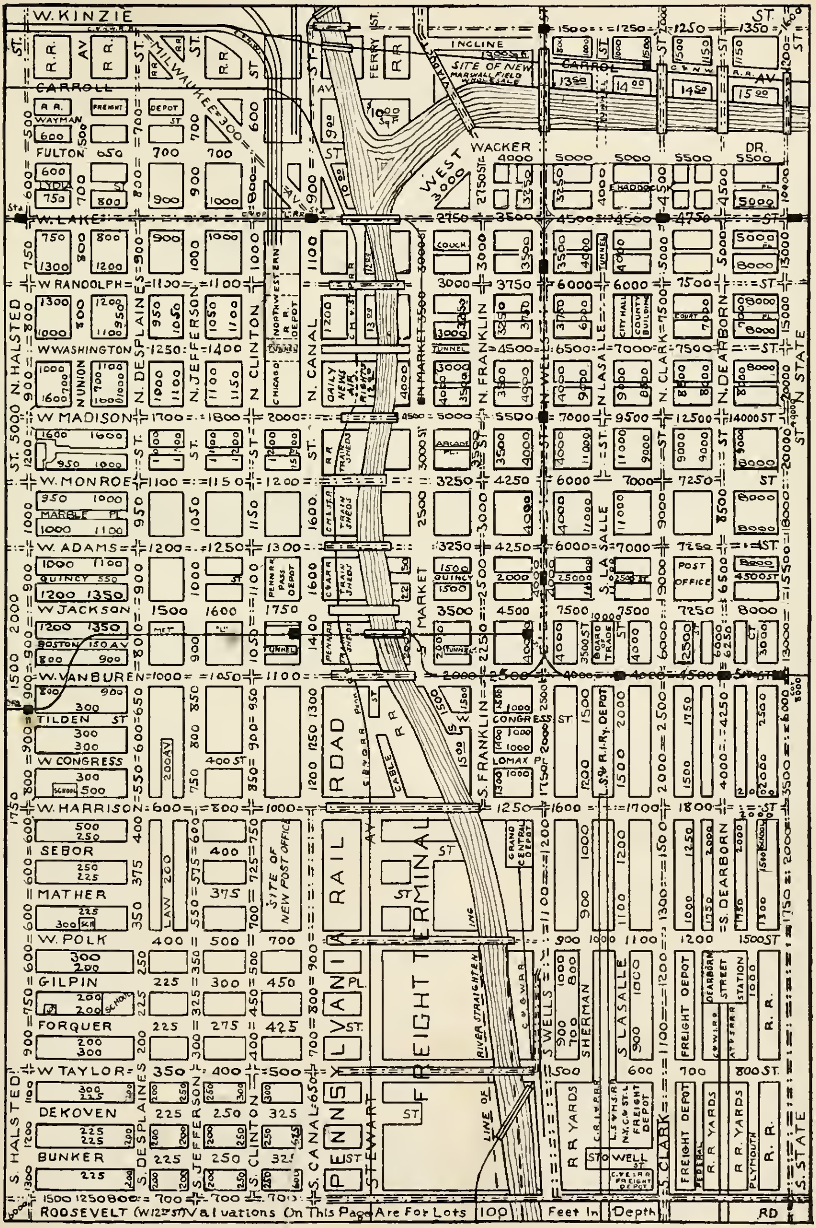

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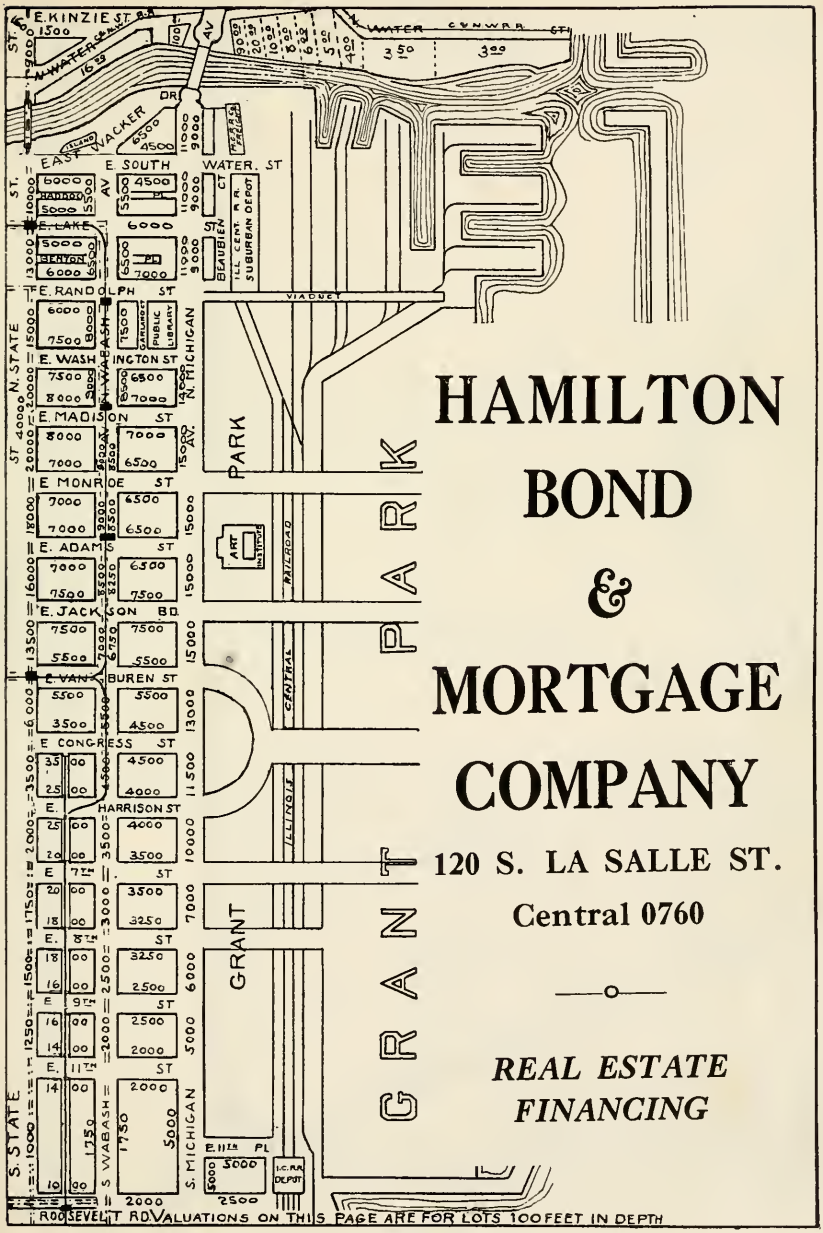
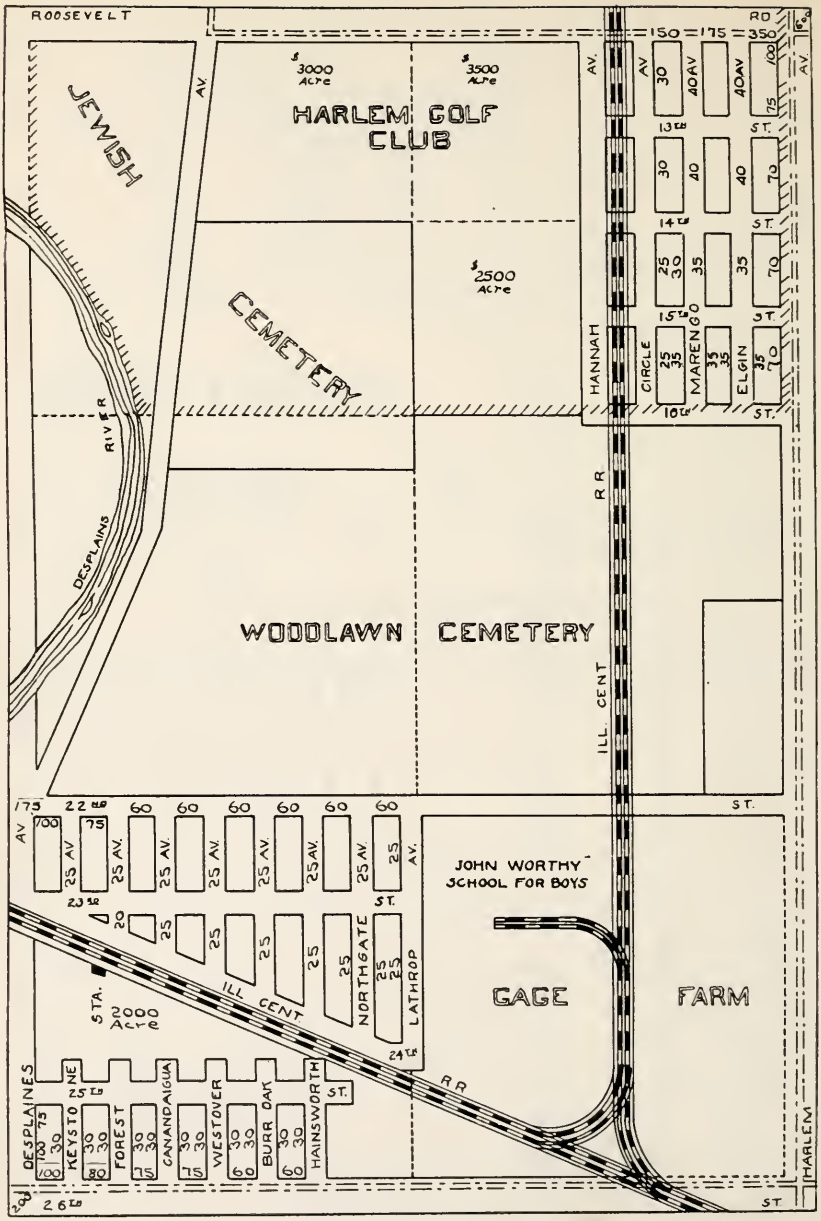
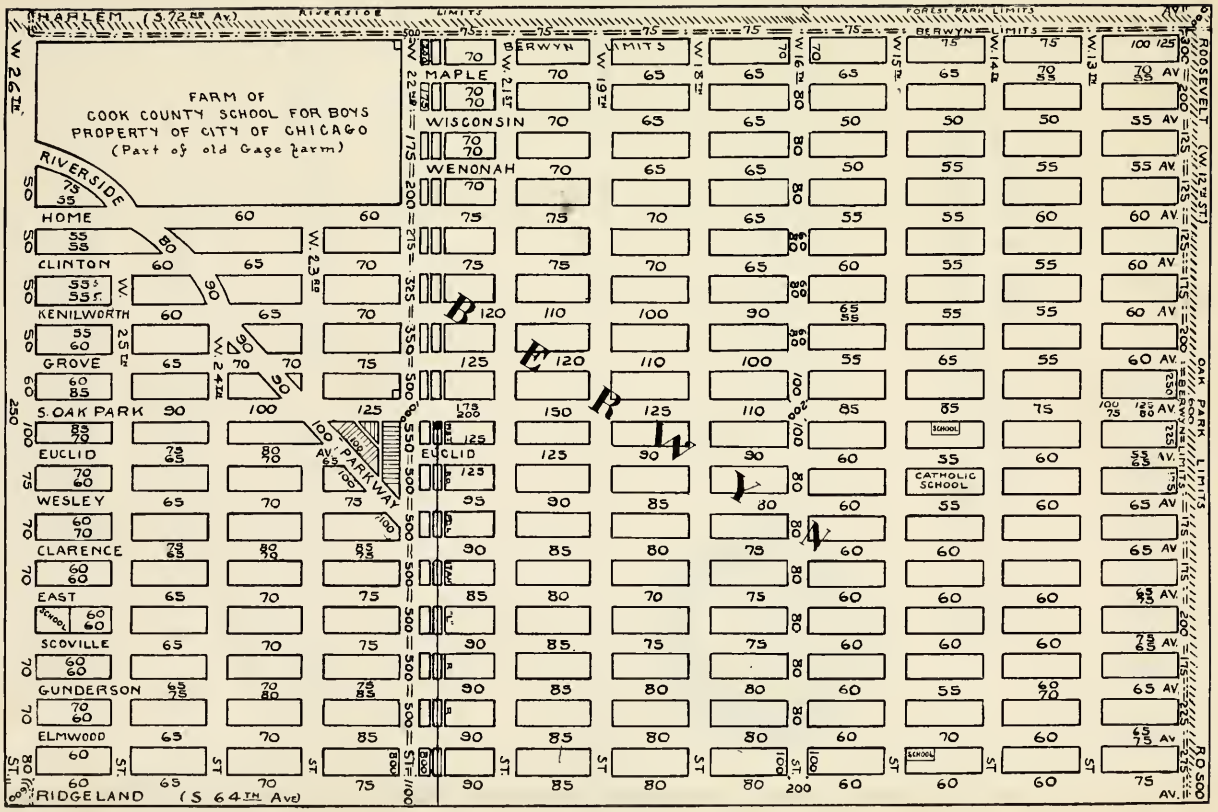

E. KINZIE ST
N. WATER
WACKER DR
EAST
E. SOUTH WATER ST
E. LAKE ST
E. RANDOLPH ST
E. WASHINGTON ST
E. MADISON ST
E. MONROE ST
E. ADAMS ST
E. JACKSON BD
E. VAN BUREN ST
E. CONGRESS ST
E. HARRISON ST
E. 7TH ST
E. 8TH ST
E. 9TH ST
E. 11TH ST
E. 11TH PL
ROOSEVELT RD
N. STATE ST
S. STATE
N. MICHIGAN
S. MICHIGAN
S. WABASH
BEAUBIEN CT
ILL. CENT. R.R. SUBURBAN DEPOT
VIADUCT
GARFIELD PUBLIC LIBRARY
ART INSTITUTE
RAILROAD
CENTRAL
ILLINOIS
GRANT PARK
I.C. R.R. DEPOT
VALUATIONS ON THIS PAGE ARE FOR LOTS 100 FEET IN DEPTH
HAMILTON
BOND
&
MORTGAGE
COMPANY
120 S. LA SALLE ST.
Central 0760
REAL ESTATE
FINANCING


ROOSEVELT RD
JEWISH
HARLEM GOLF CLUB
$3000 Acre
$3500 Acre
$2500 Acre
CEMETERY
WOODLAWN CEMETERY
DESPLAINS RIVER
HANNAH
CIRCLE
MARENGO
ELGIN
13th ST.
14th ST.
15th ST.
16th ST.
ILL. CENT R R
JOHN WORTHY SCHOOL FOR BOYS
GAGE
FARM
NORTHGATE
LATHROP
ILL CENT R R
STA. 2000 Acre
DESPLAINES
KEYSTONE
FOREST
CANANDAIGUA
WESTOVER
BURR OAK
HAINSWORTH
HARLEM
22nd
23rd
24th
25th
26th ST.


HARLEM (S 72ND AV)
RIVERSIDE
LIMITS
FOREST PARK LIMITS
BERWYN
LIMITS
ROOSEVELT (W 12TH ST)
FARM OF
COOK COUNTY SCHOOL FOR BOYS
PROPERTY OF CITY OF CHICAGO
(Part of old Gage farm)
RIVERSIDE
HOME
CLINTON
KENILWORTH
GROVE
S. OAK PARK
EUCLID
WESLEY
CLARENCE
EAST
SCOVILLE
GUNDERSON
ELMWOOD
RIDGELAND (S 64TH AVE)
MAPLE
WISCONSIN
WENONAH
BERWYN
PARKWAY
OAK PARK
LIMITS
CATHOLIC SCHOOL
SCHOOL
W 26TH
W 23RD
W 24TH
W 22ND
W 21ST
W 20TH
W 19TH
W 18TH
W 17TH
W 16TH
W 15TH
W 14TH
W 13TH
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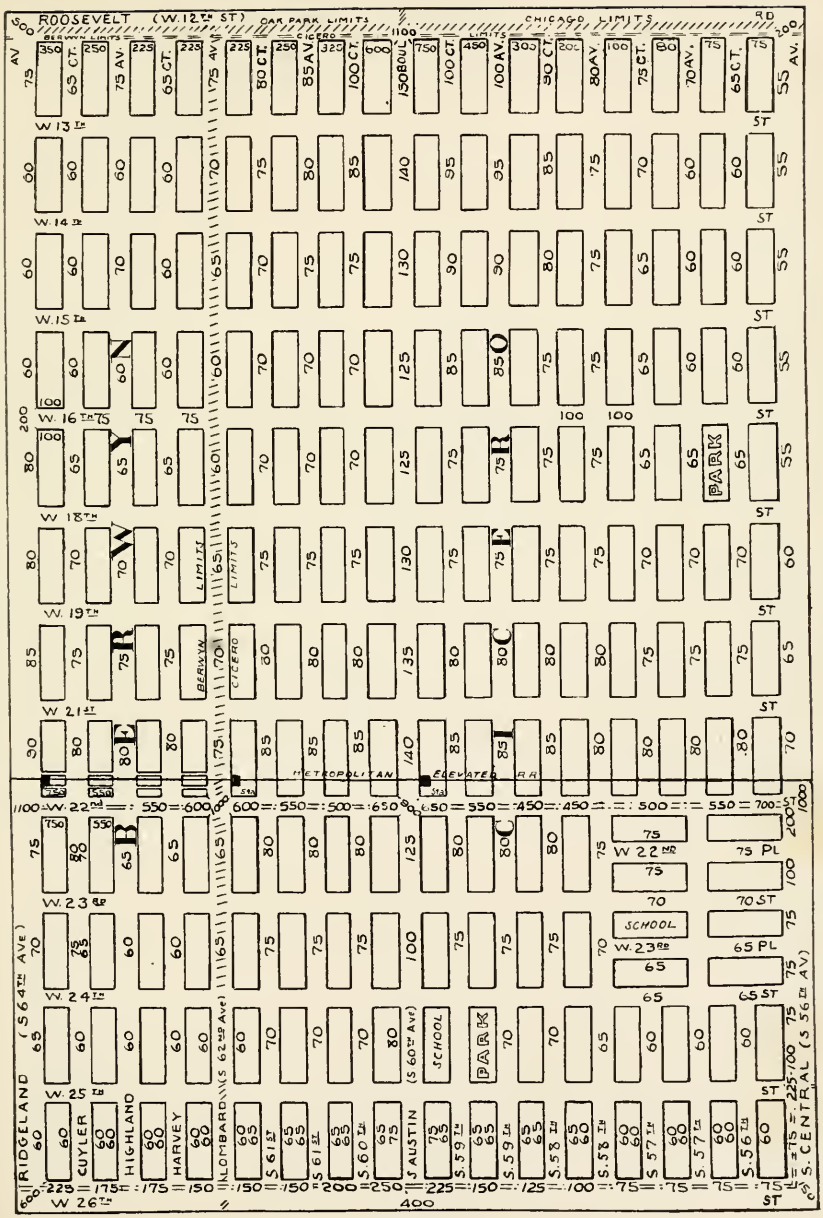

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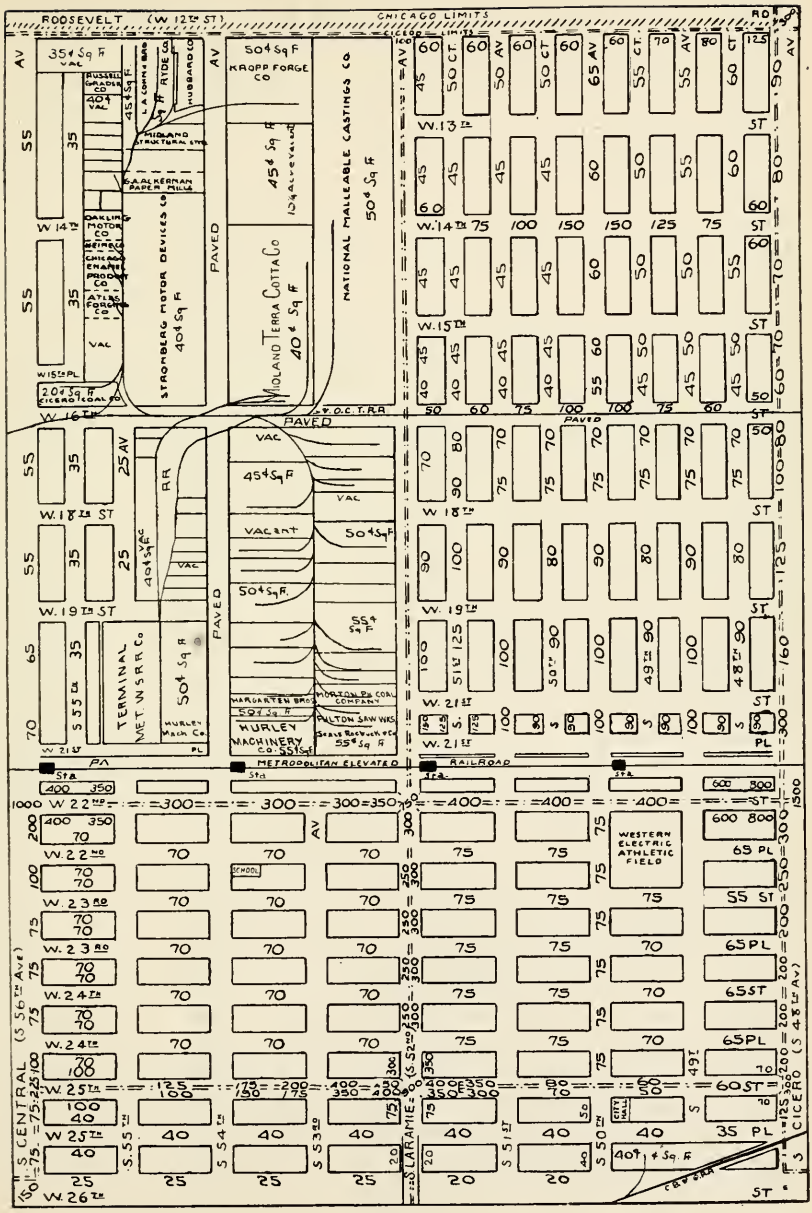

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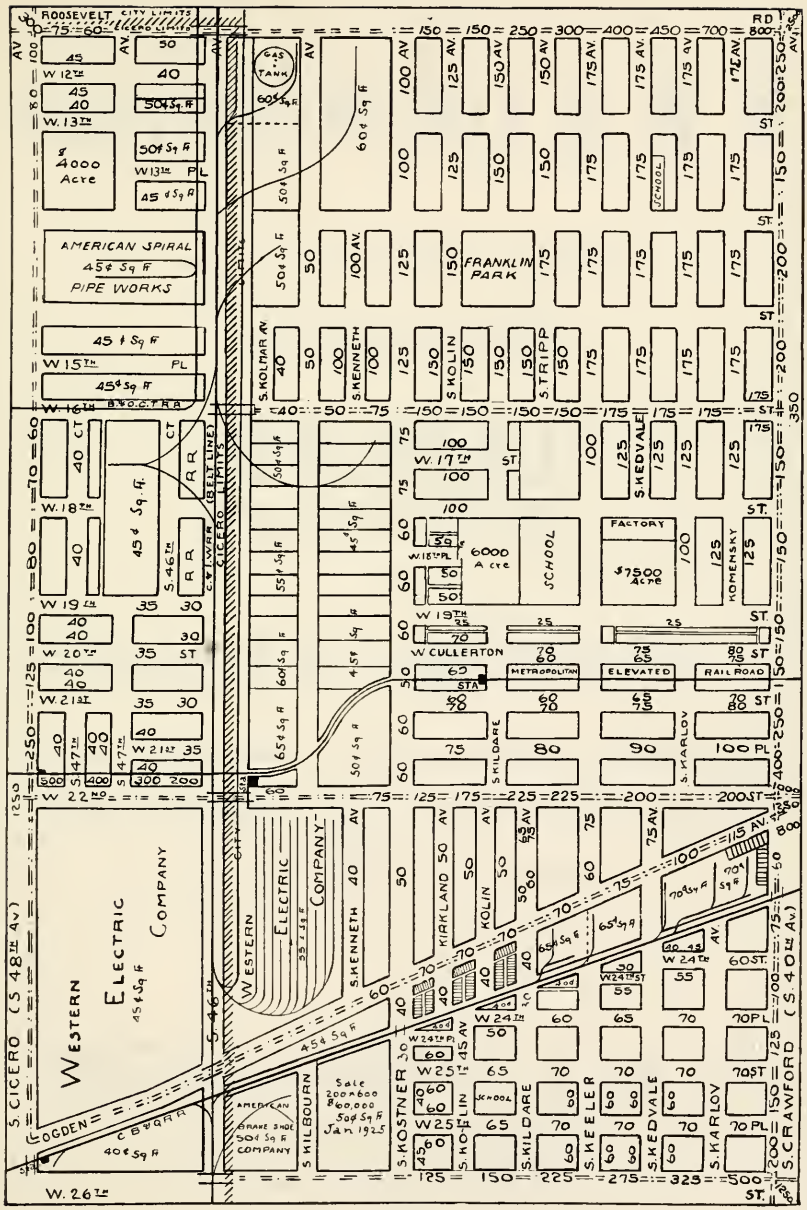

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24-48 Hour Service and Lowest Rates of Commission, Because We Lend Our Own Funds

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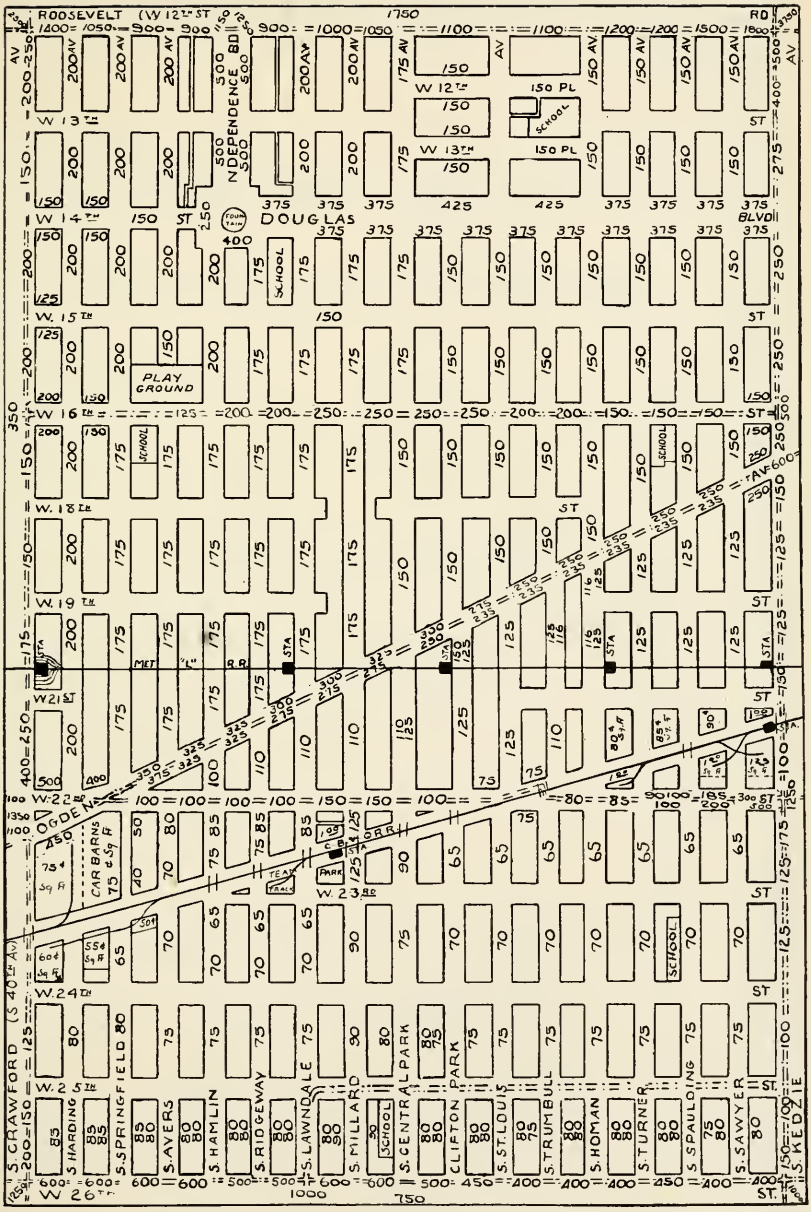

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Irvin Jacobs & Co.

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Low Interest Rates
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Prompt Service

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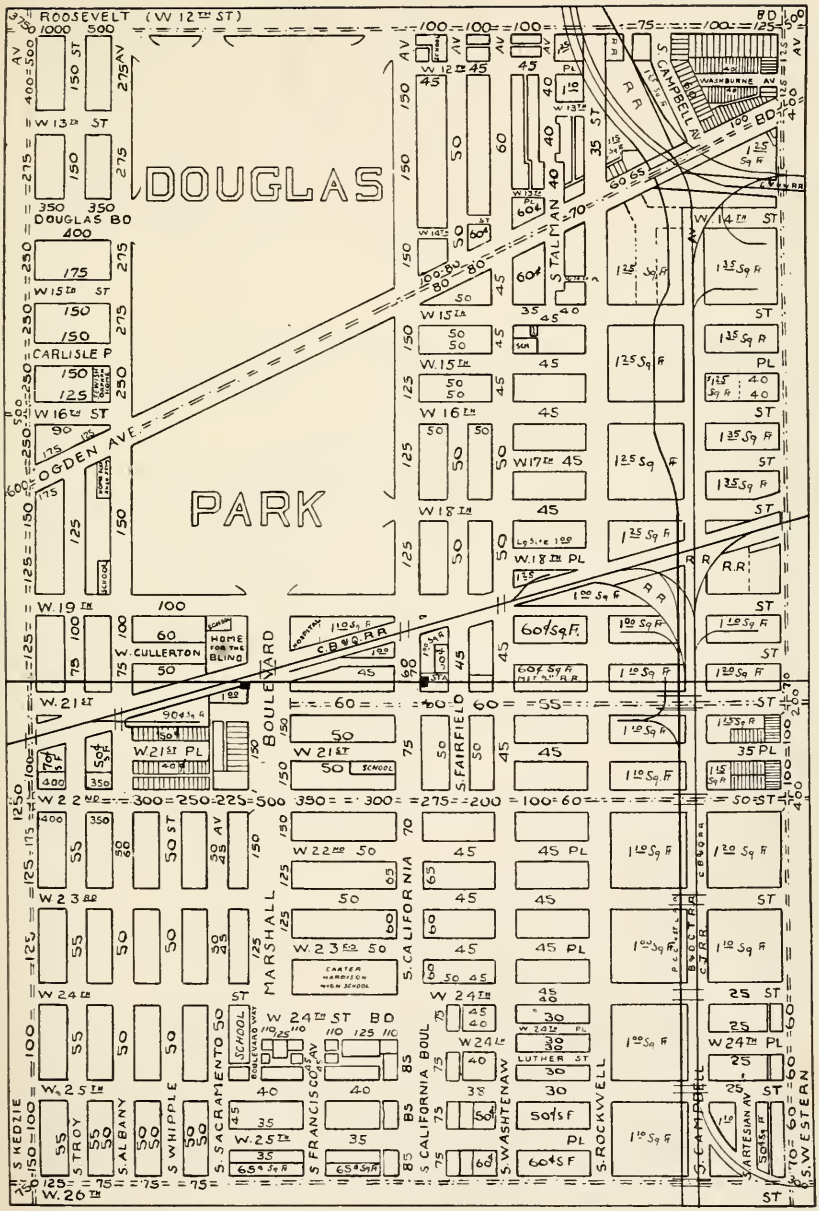

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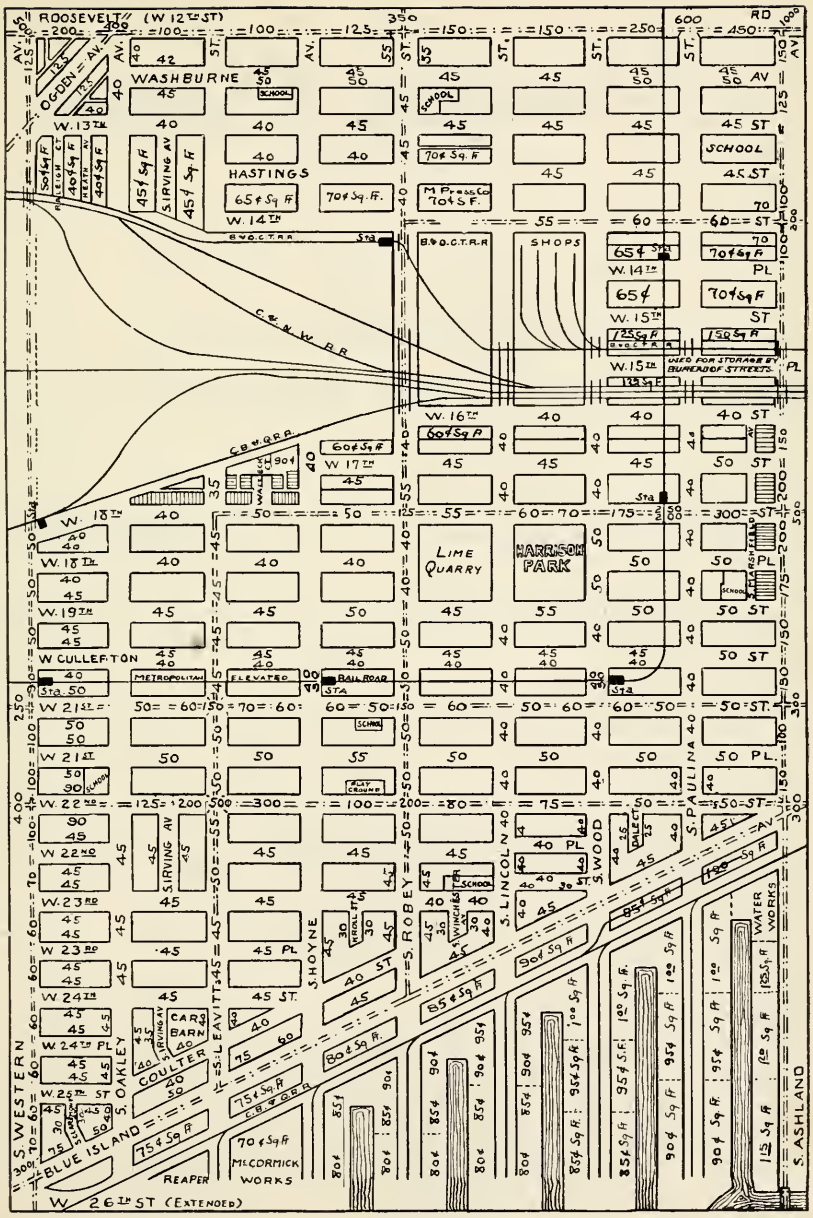

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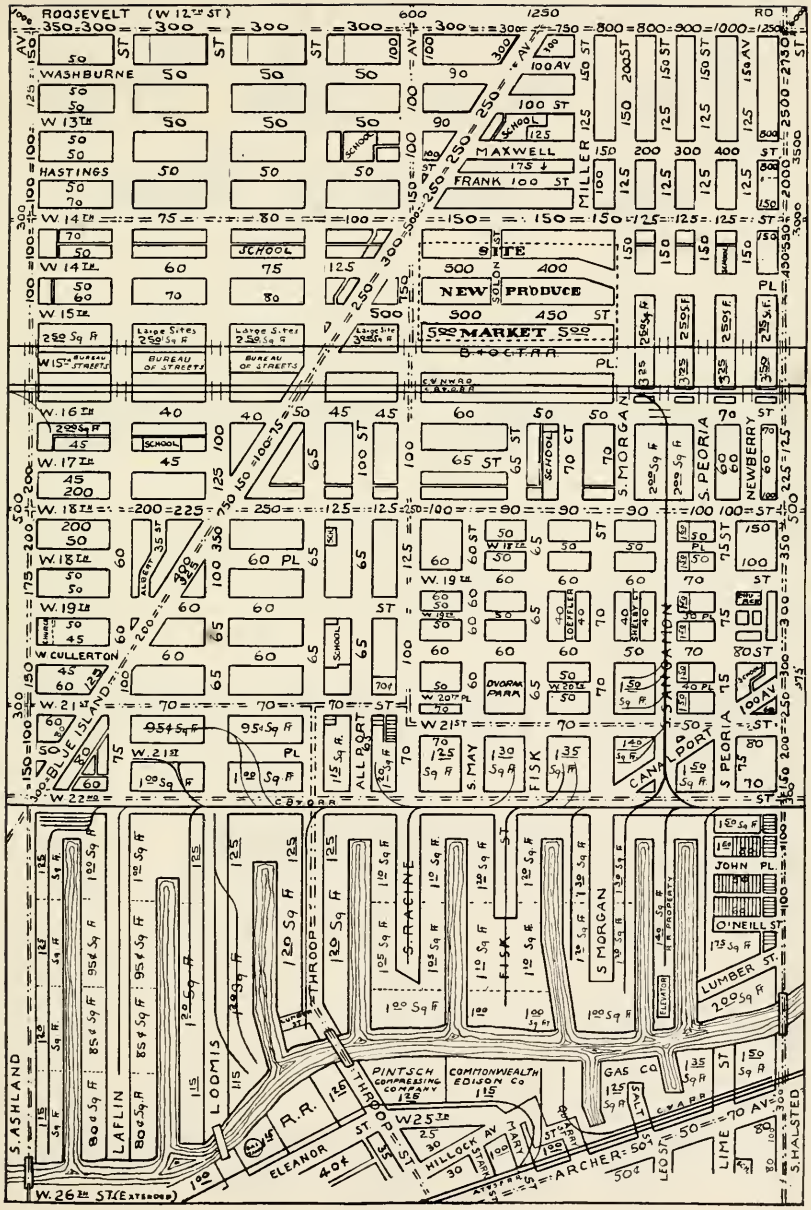

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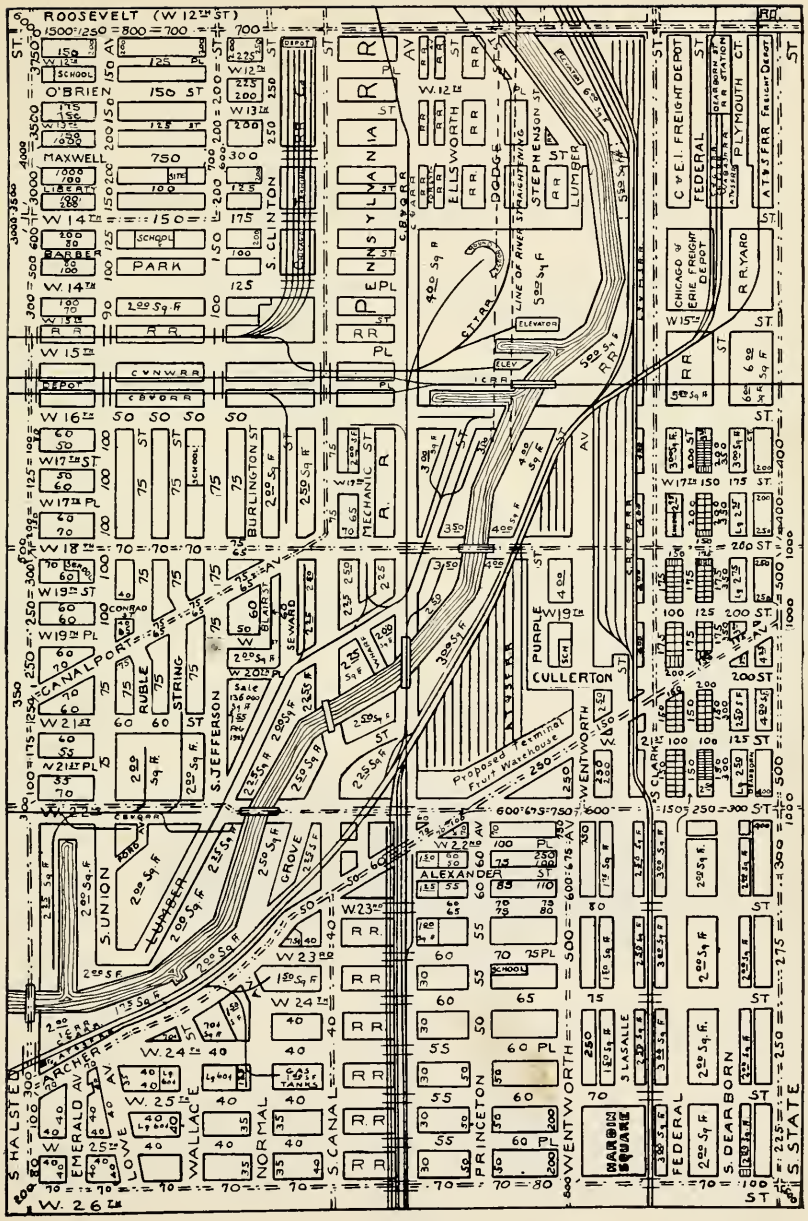

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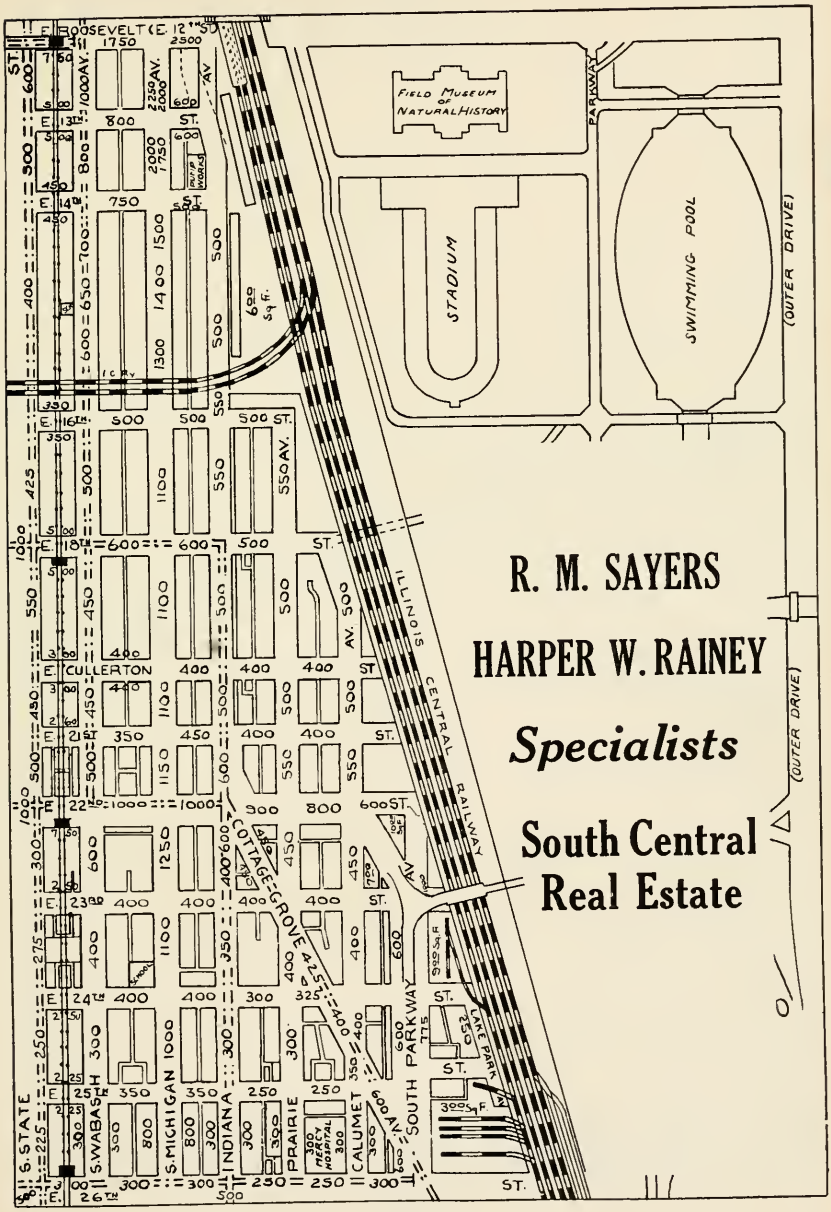

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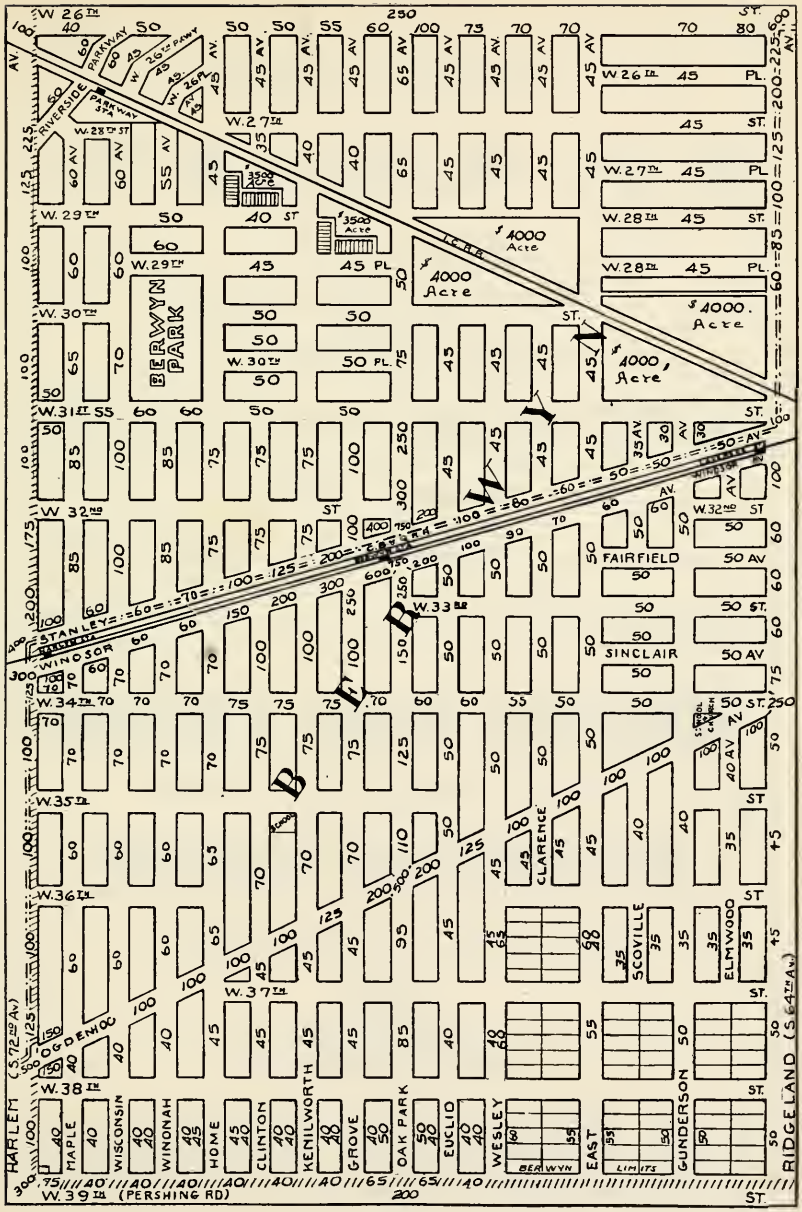

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$5,000,000.00
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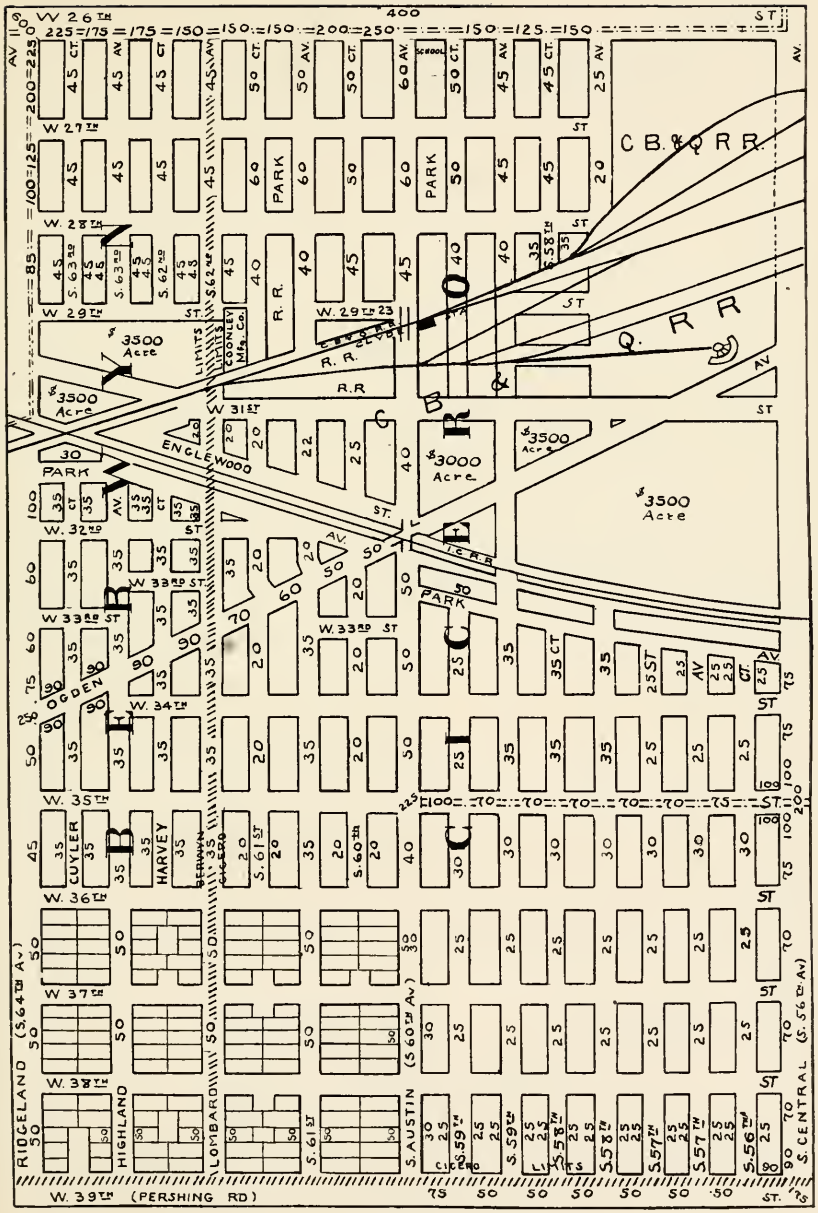

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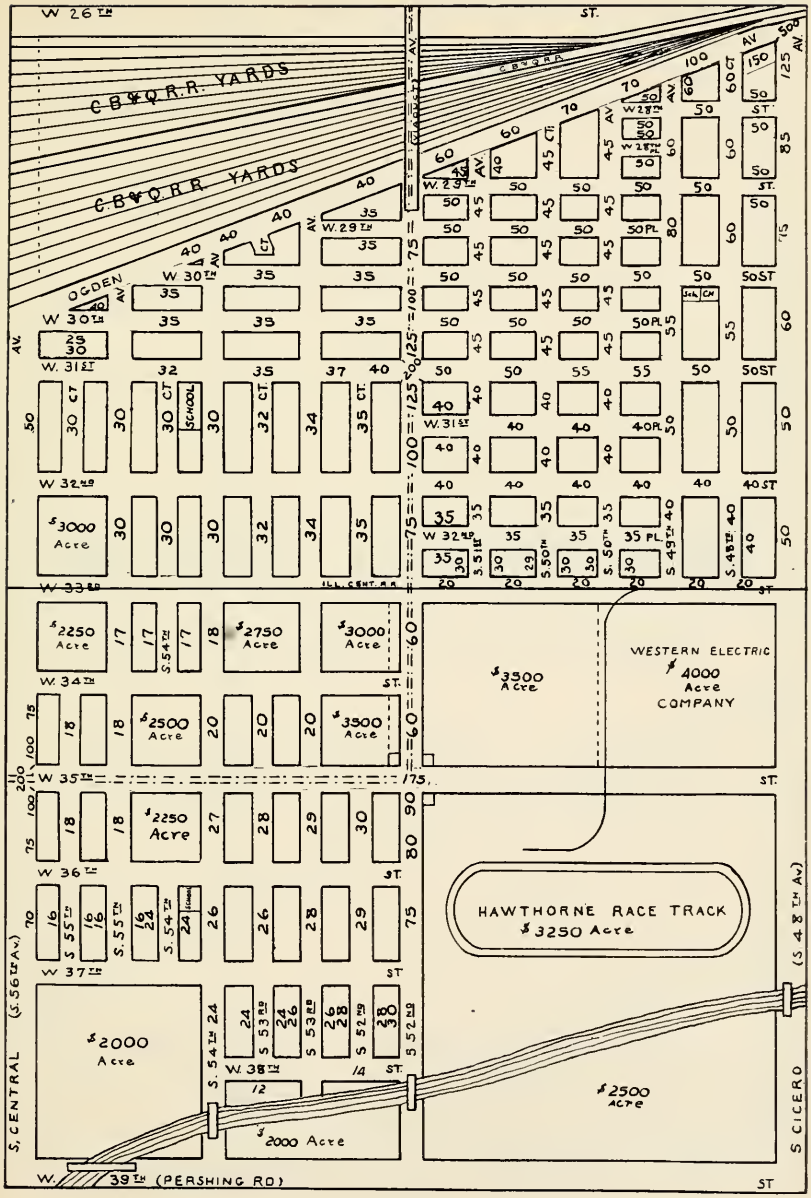

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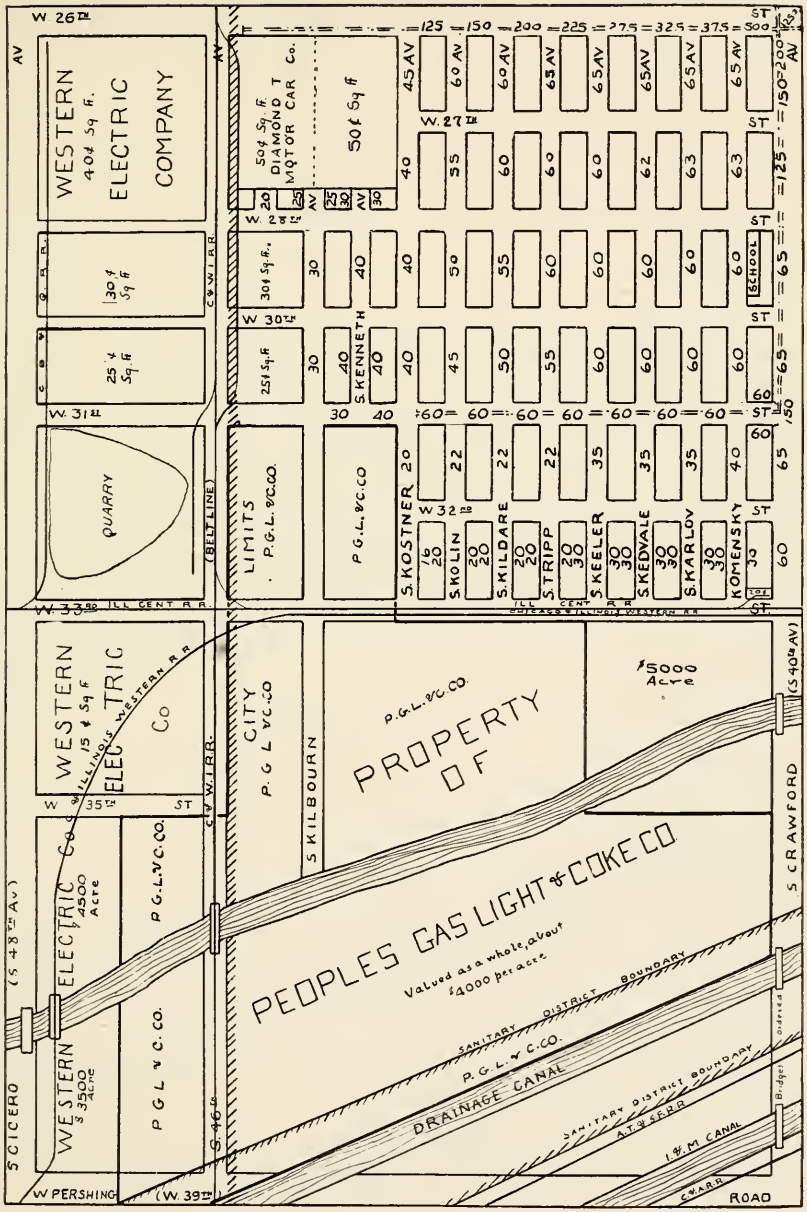

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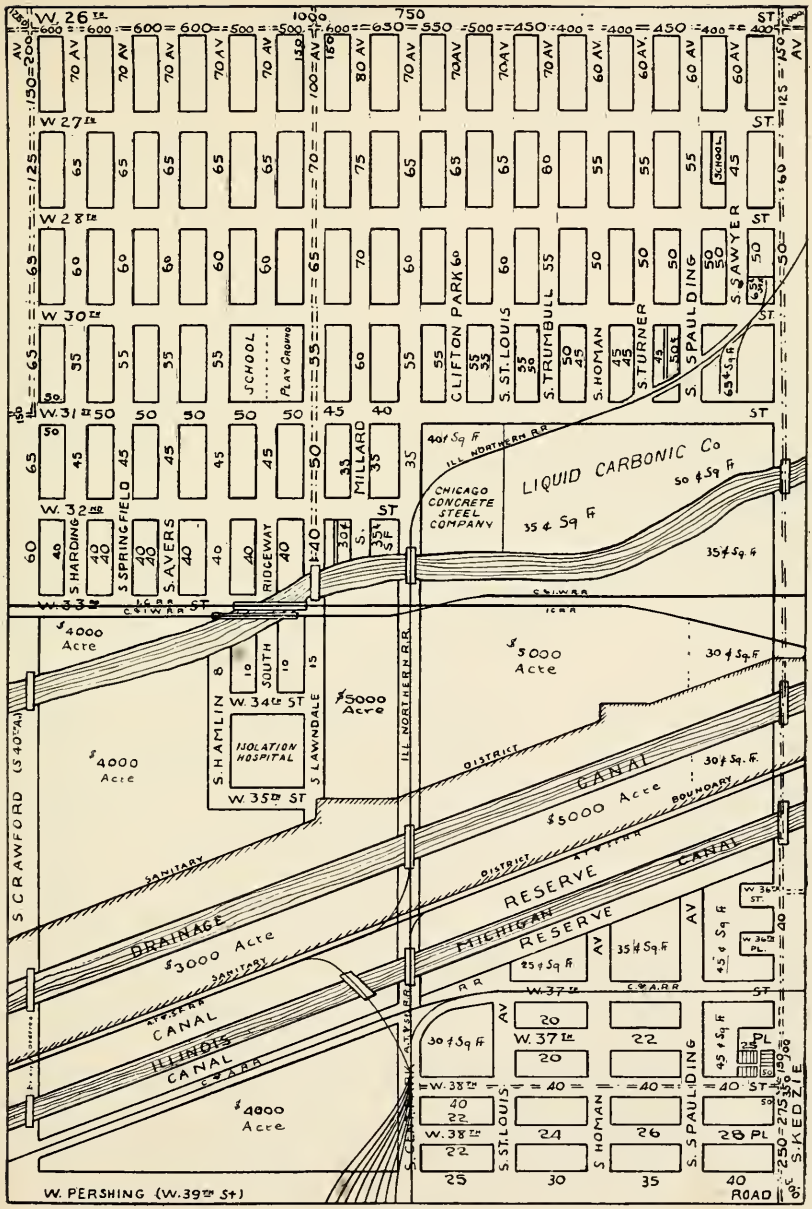

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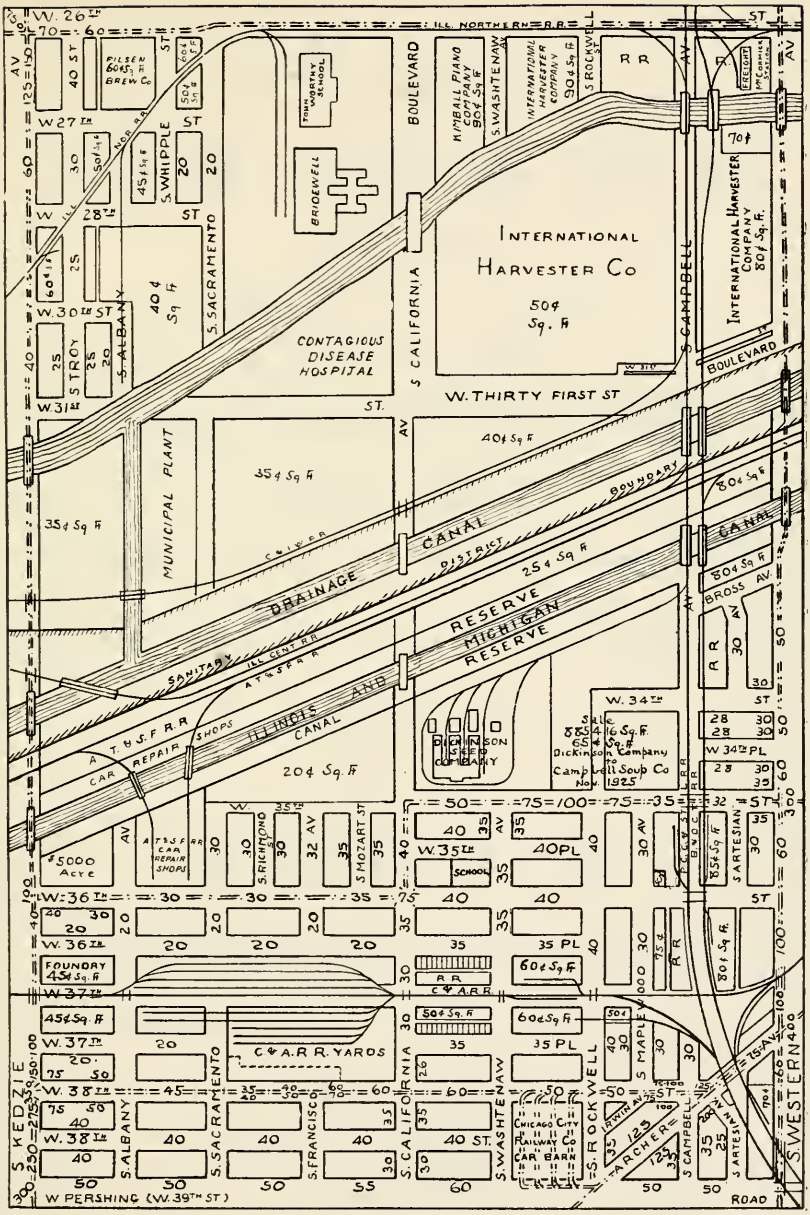

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TELEPHONE RANDOLPH 7835

W. P. HEYN

Real Estate—Investments Loans and Insurance

Hartford Building
8 South Dearborn Street
CHICAGO

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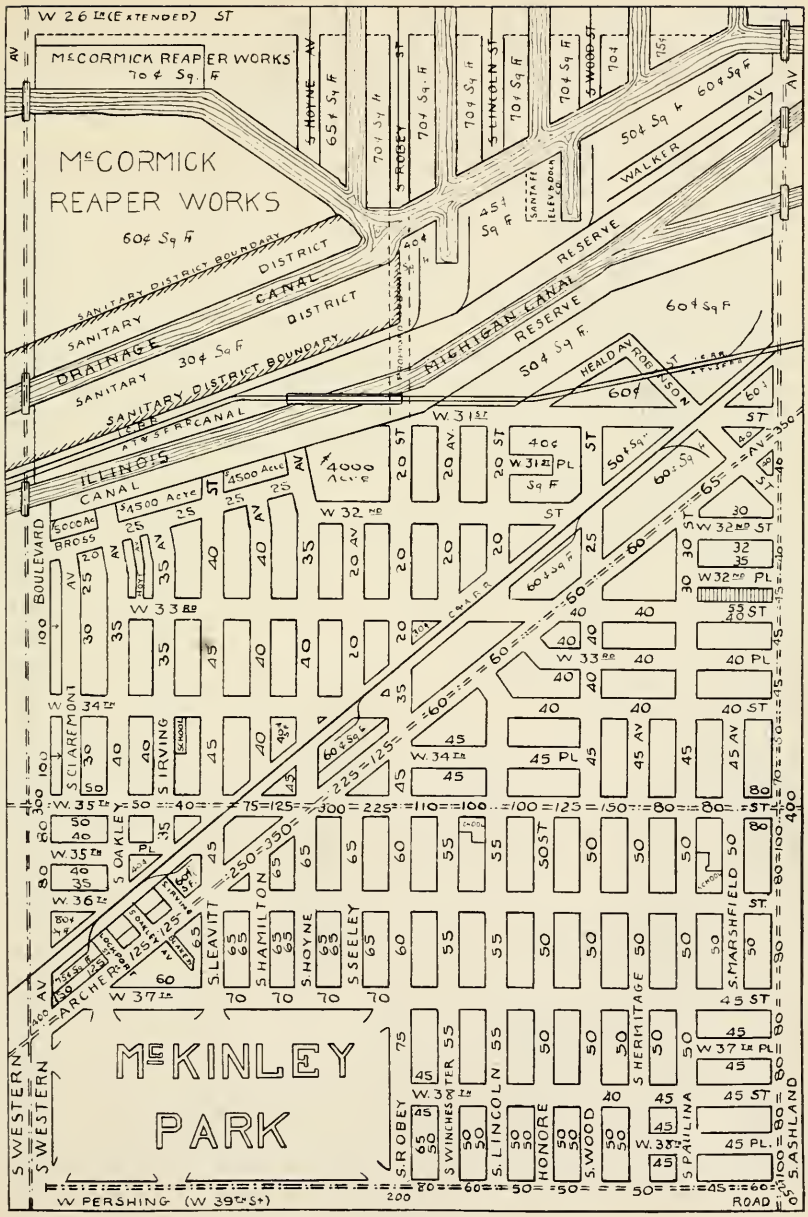

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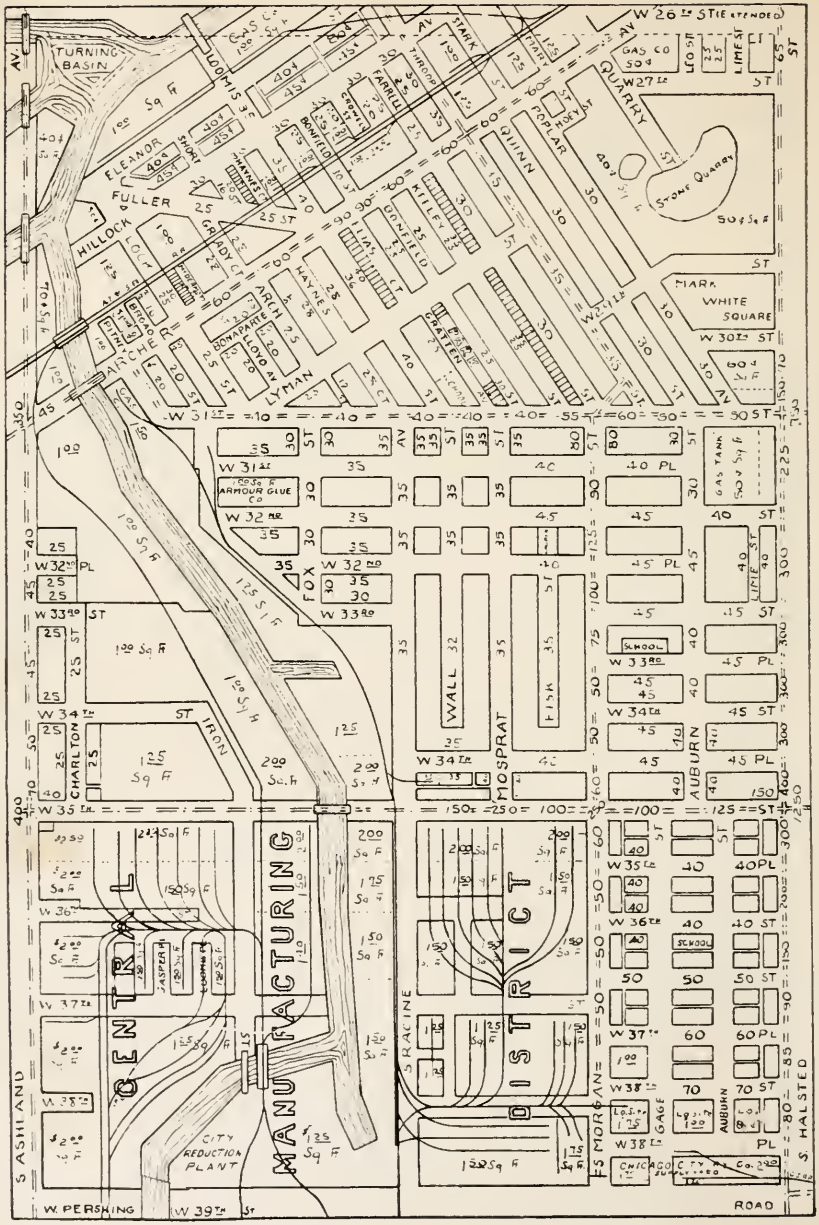

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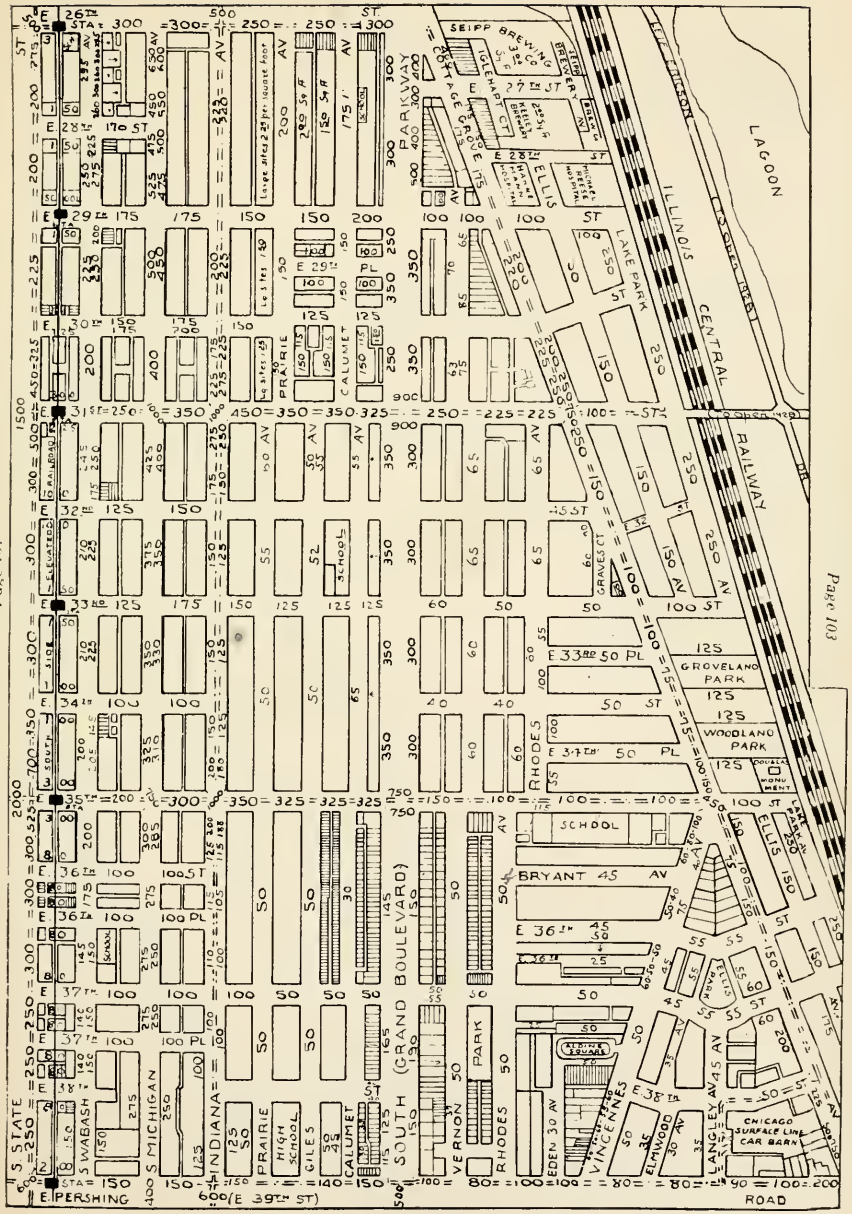

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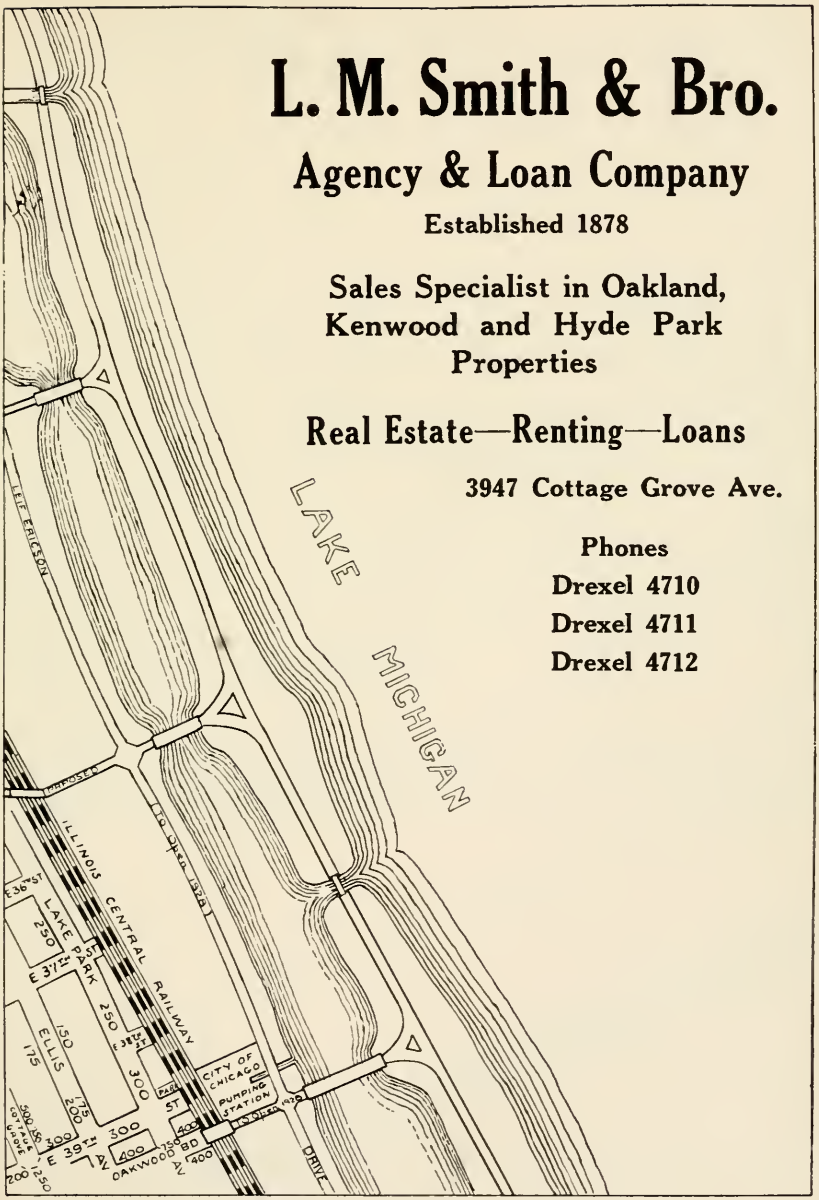

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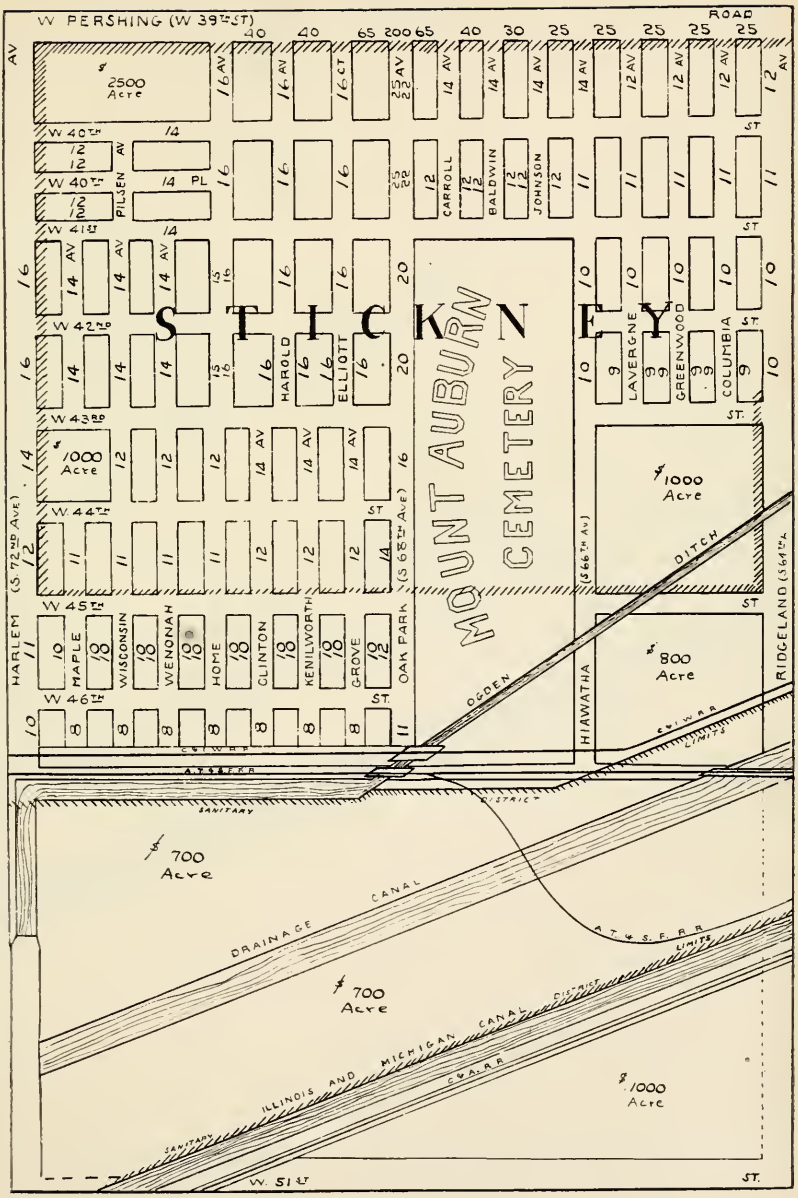

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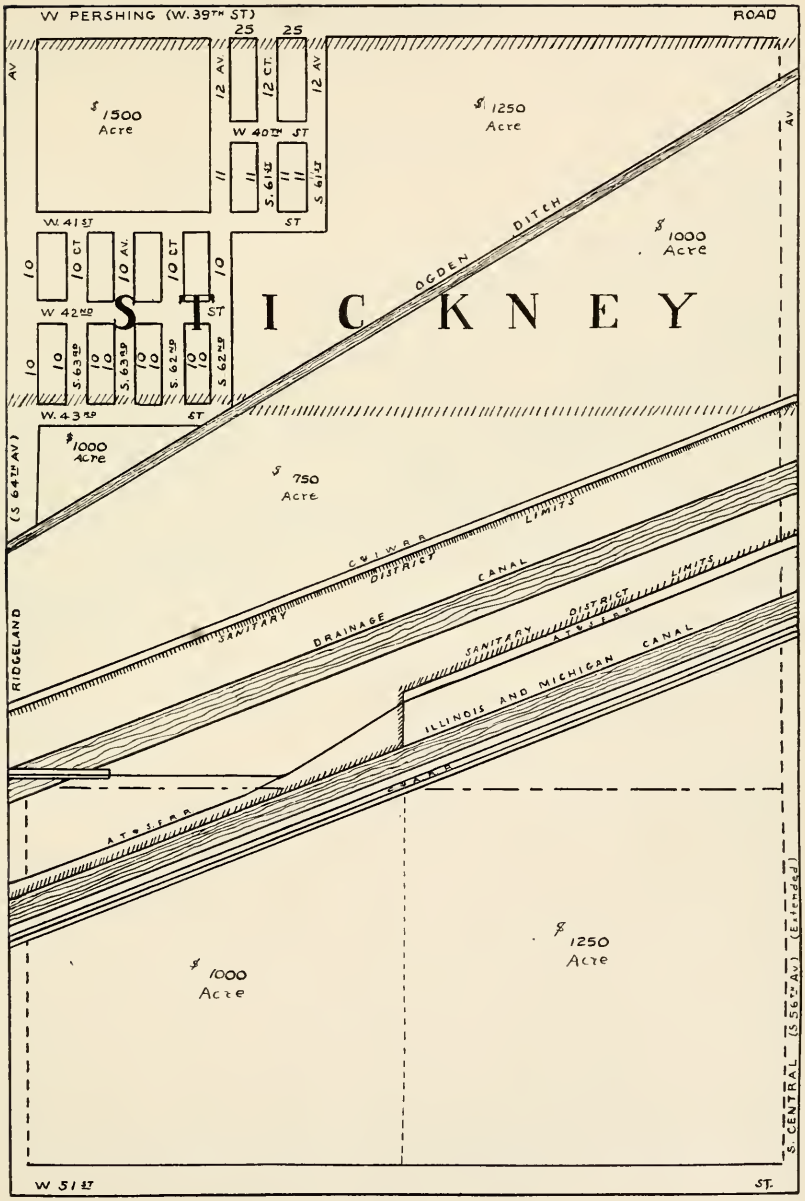

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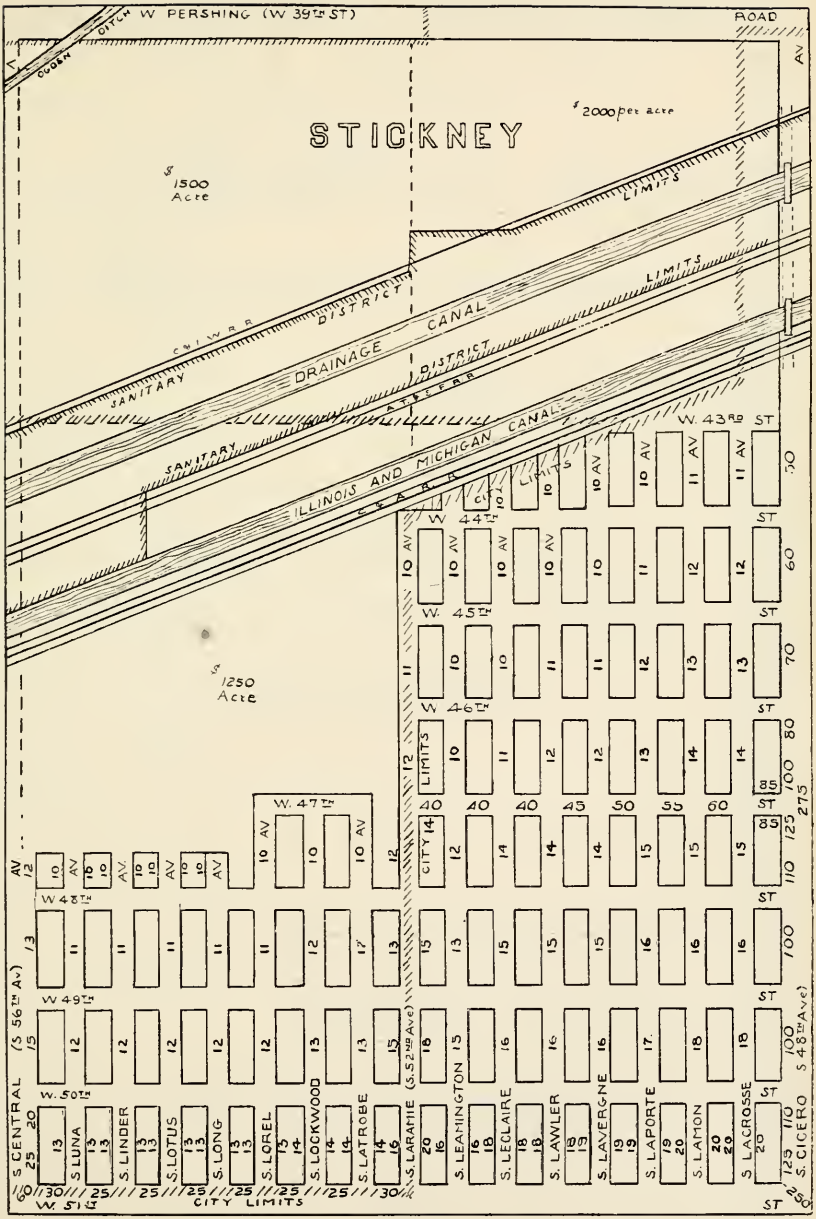

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Small Commission Charges
Prompt Service

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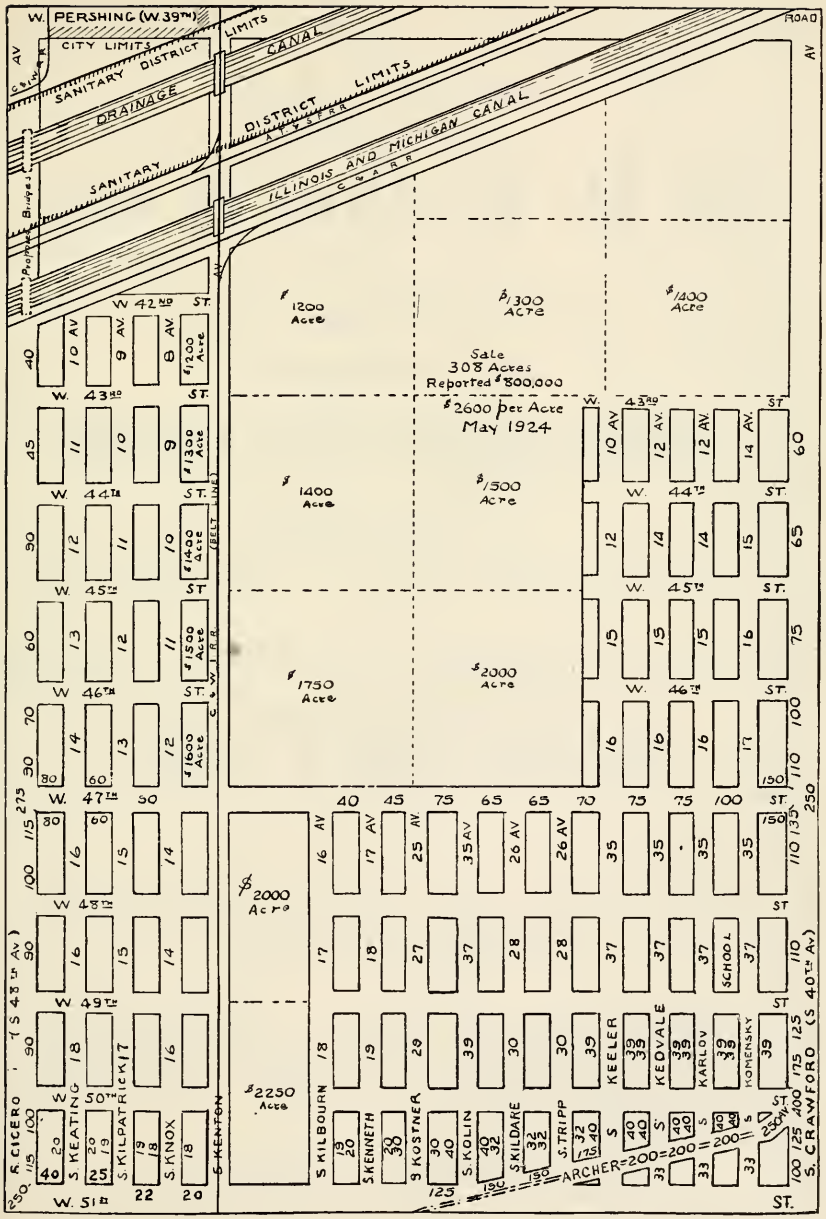

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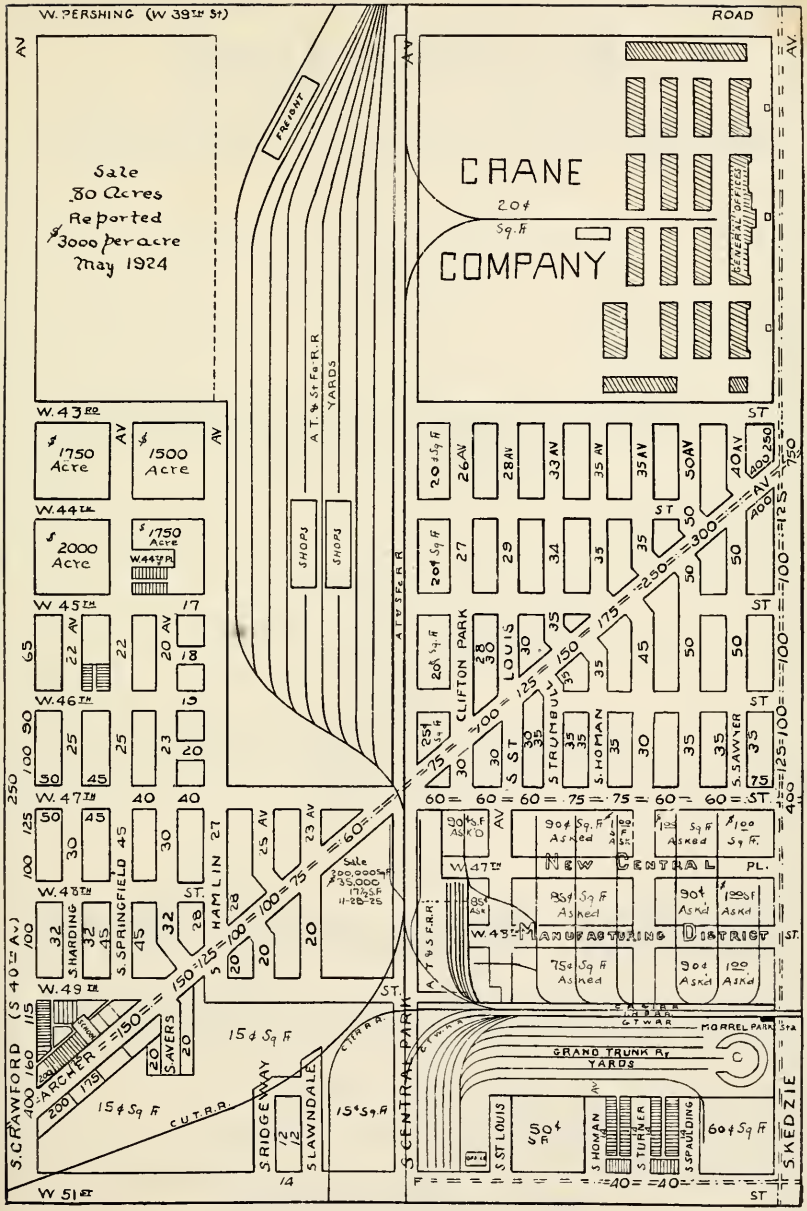

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PHIPPS INDUSTRIAL LAND TRUST
Owners
NEW YORK PITTSBURGH CHICAGO

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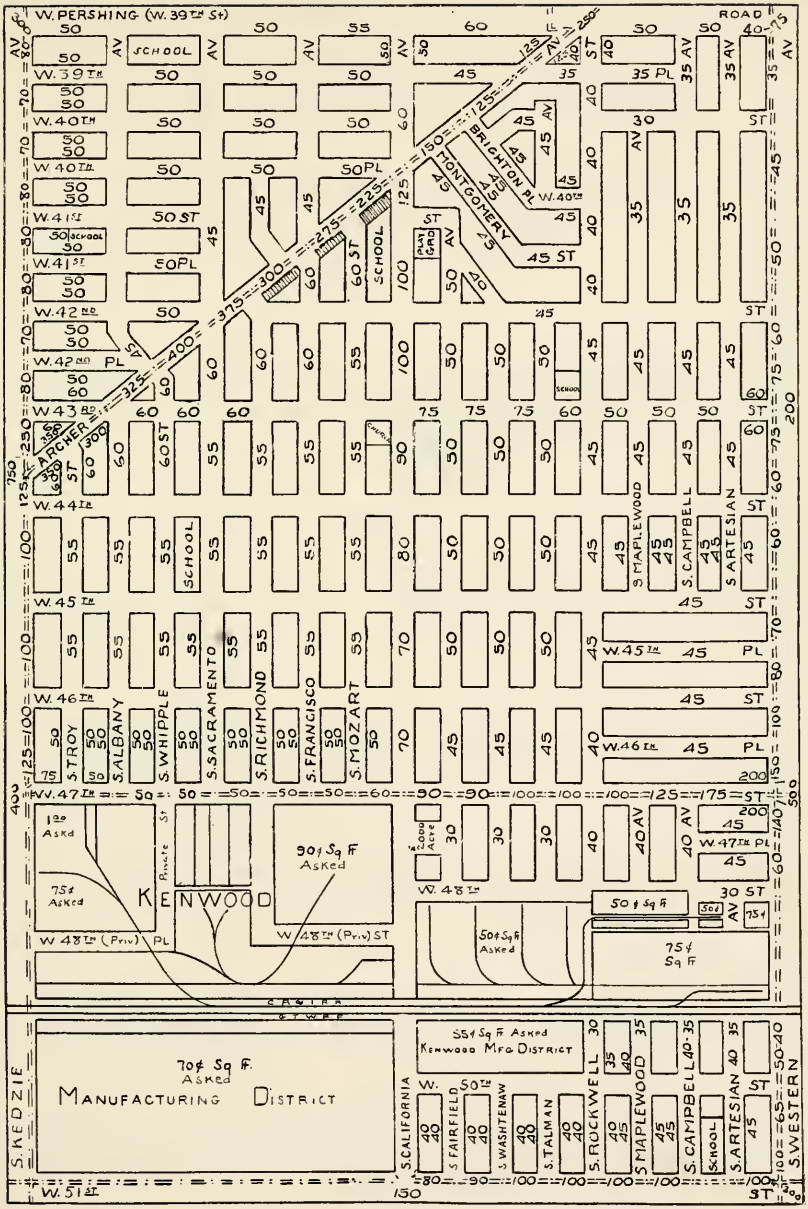
W. PERSHING (W. 39TH ST)
W. 39TH
W. 40TH
W. 41ST
W. 41ST
W. 42ND
W. 42ND PL
W. 43RD
W. 44TH
W. 45TH
W. 46TH
W. 47TH
W. 48TH
W. 51ST
ROAD
SCHOOL
BRIGHTON PL
MONTGOMERY
W. 40TH
ARCHER
S. MAPLEWOOD
S. CAMPBELL
S. ARTESIAN
S. ALBANY
S. WHIPPLE
S. SACRAMENTO
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S. TROY
KENWOOD
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120 Asked
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90¢ Sq Ft Asked
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S. KEDZIE
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MANUFACTURING DISTRICT
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KENWOOD MFG DISTRICT
S. CALIFORNIA
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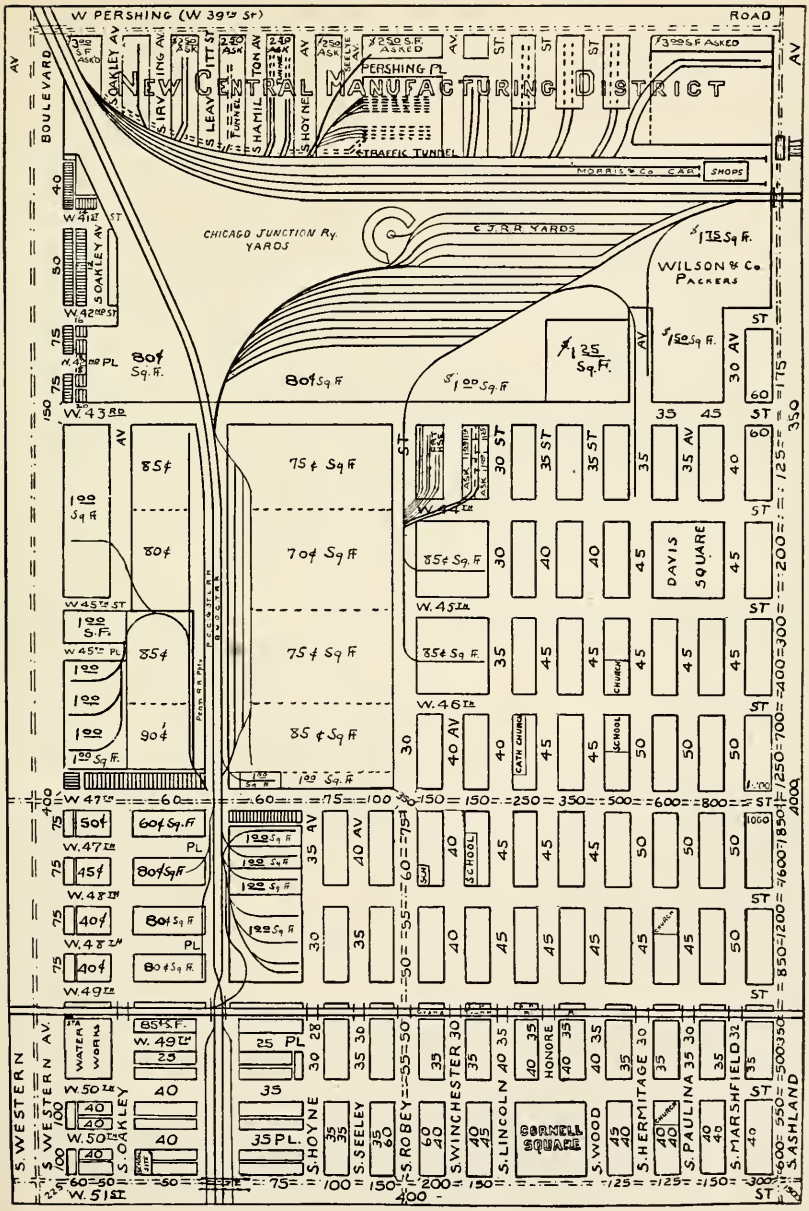

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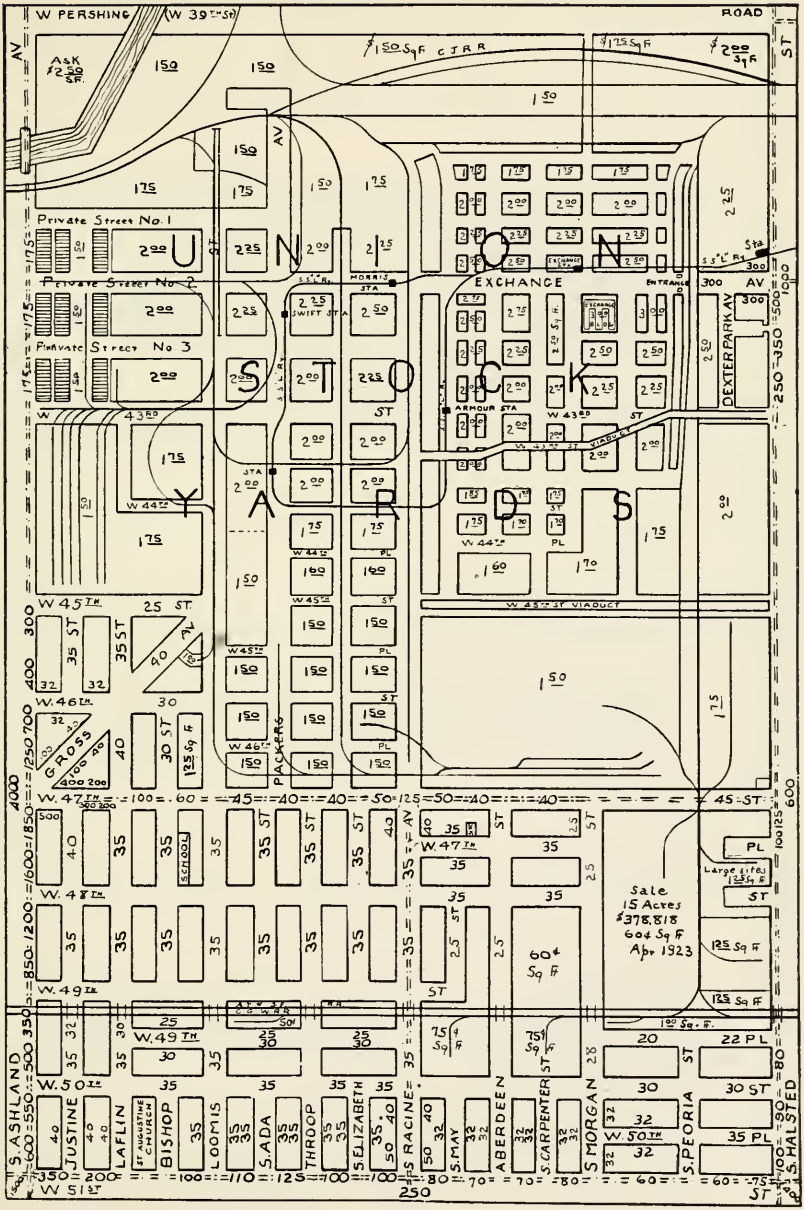

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Anykind-Anywhere

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Investments

OVER TWENTY YEARS OF DEPENDABLE SERVICE
REAL
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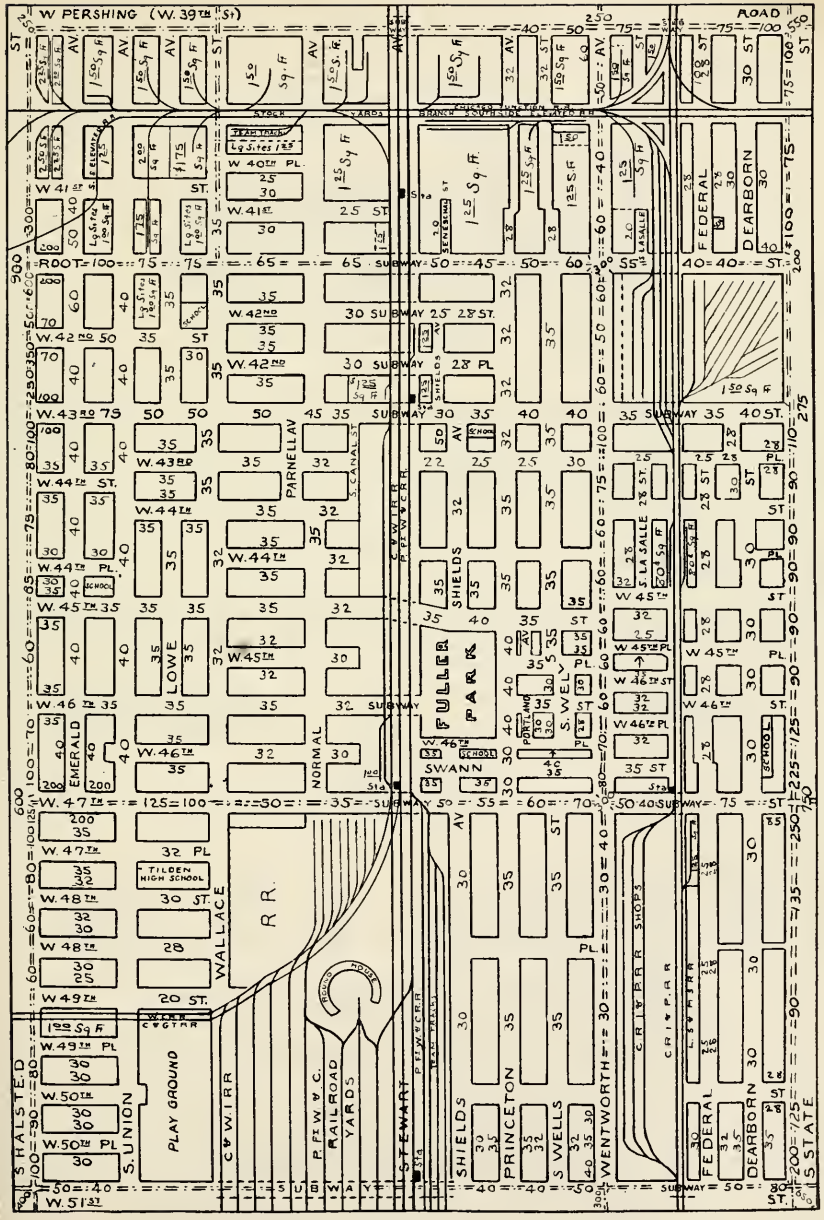

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Agency and Loan Corporation

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PHONE BLVD. 7769

BRANCH OFFICE
5857 SO. STATE STREET
PHONE WENTWORTH 5702

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PHONE OAKLAND 2600

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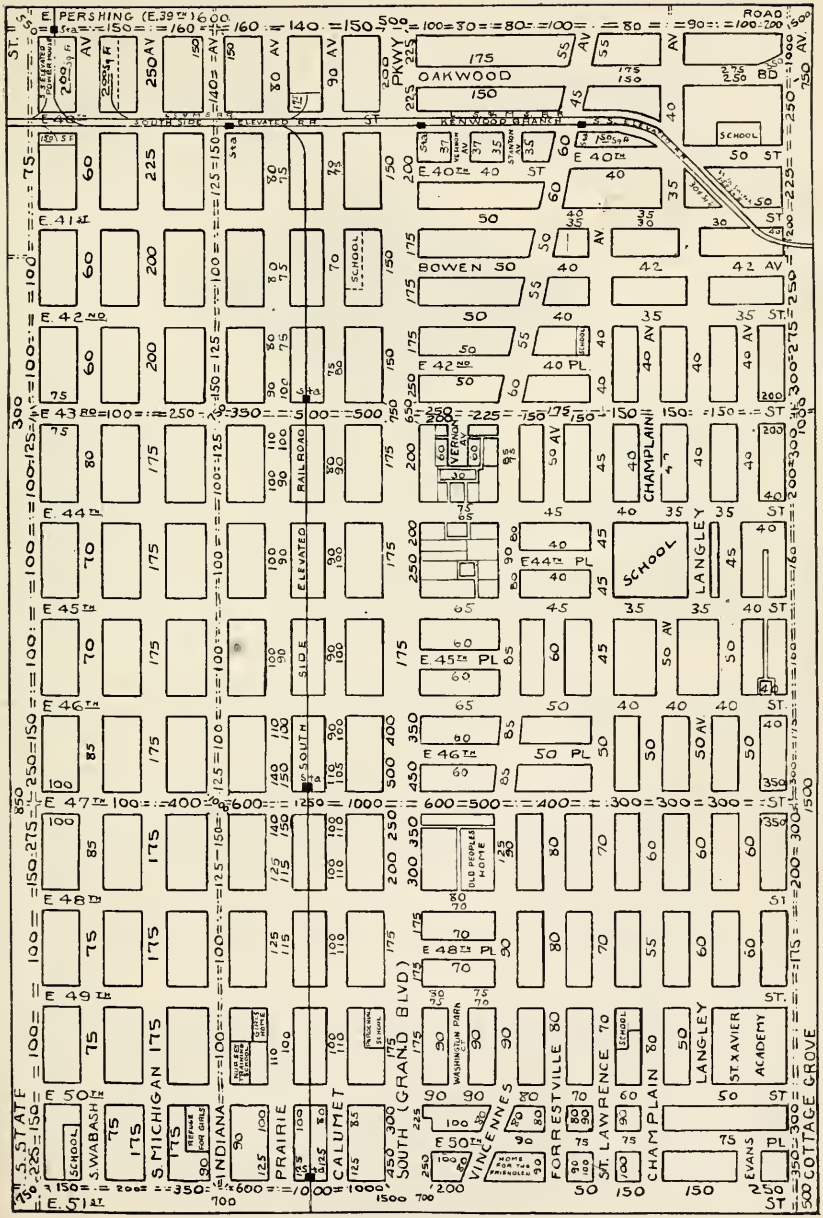

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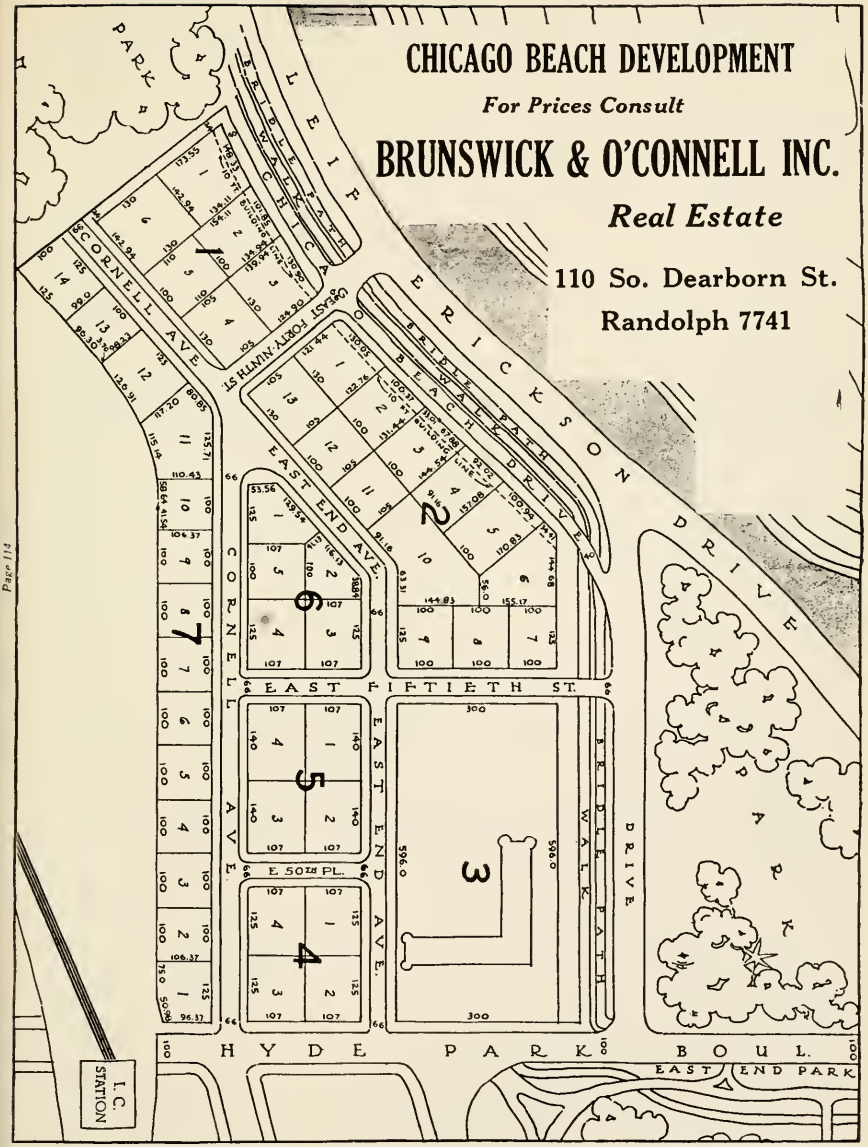
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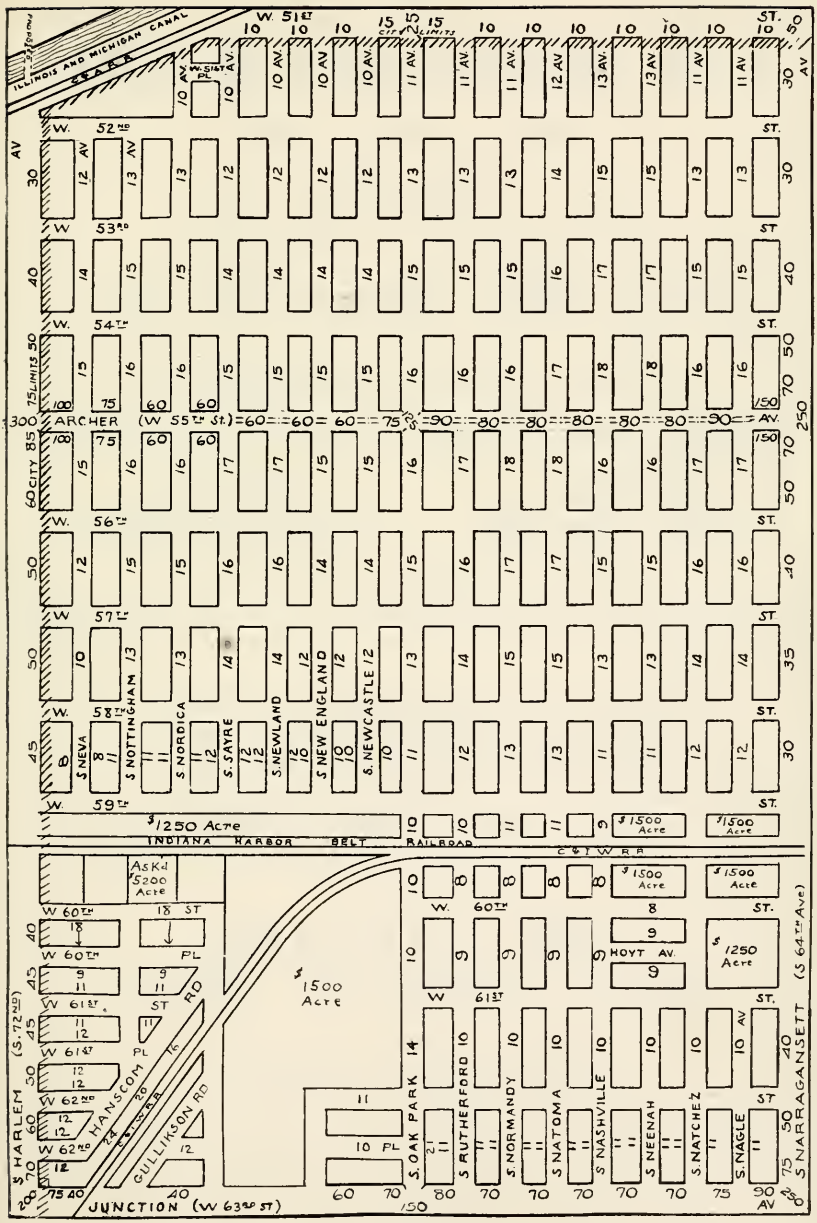

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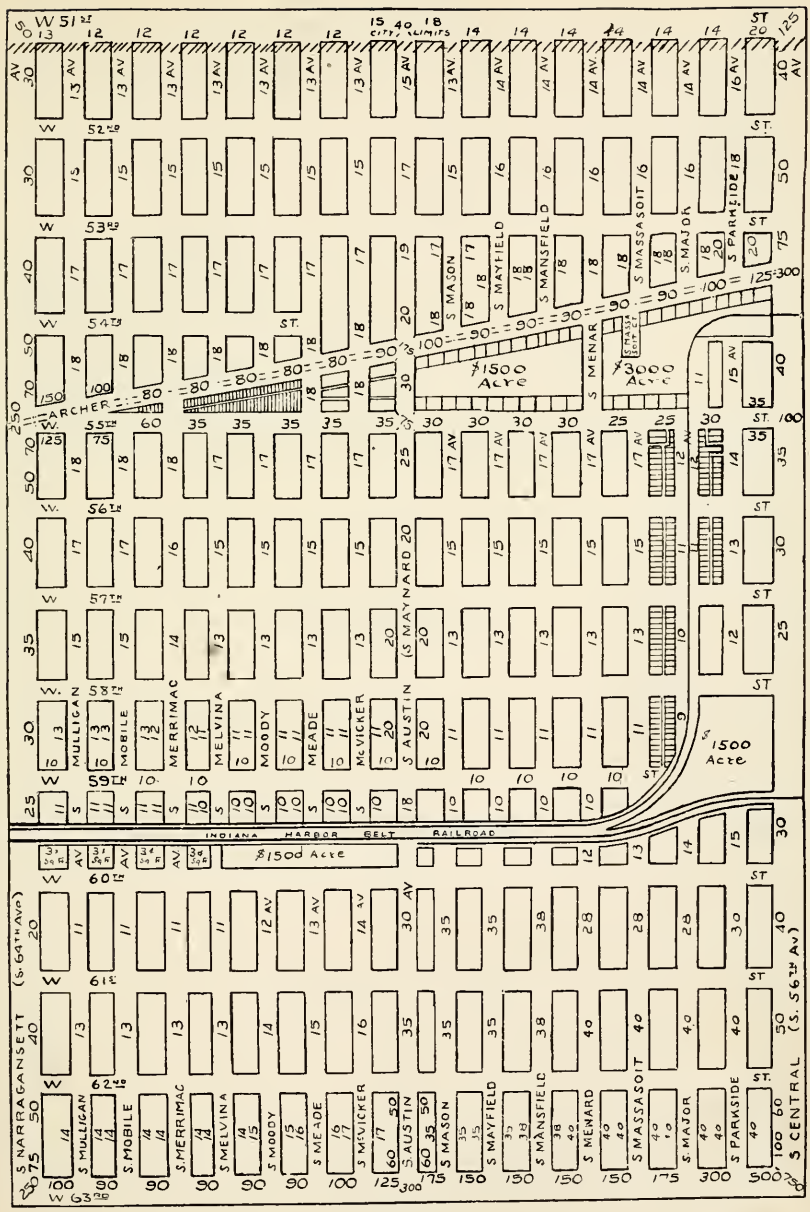

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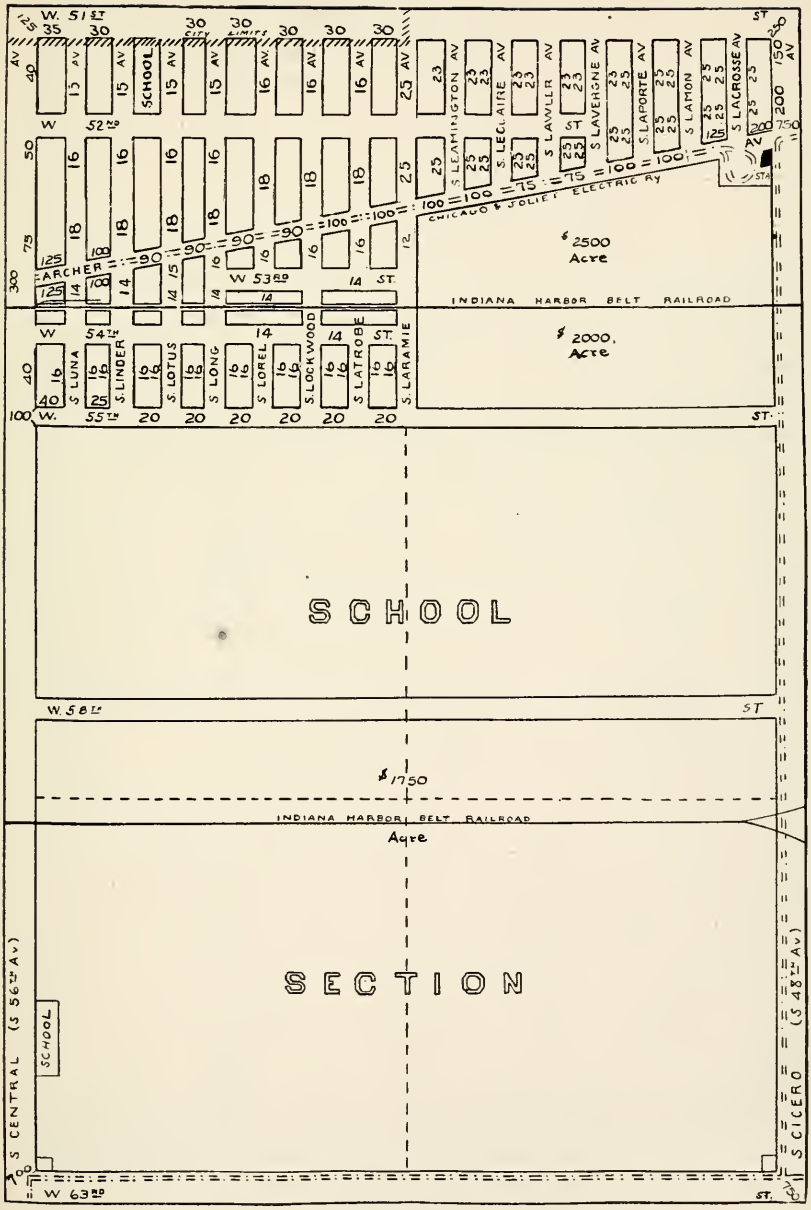

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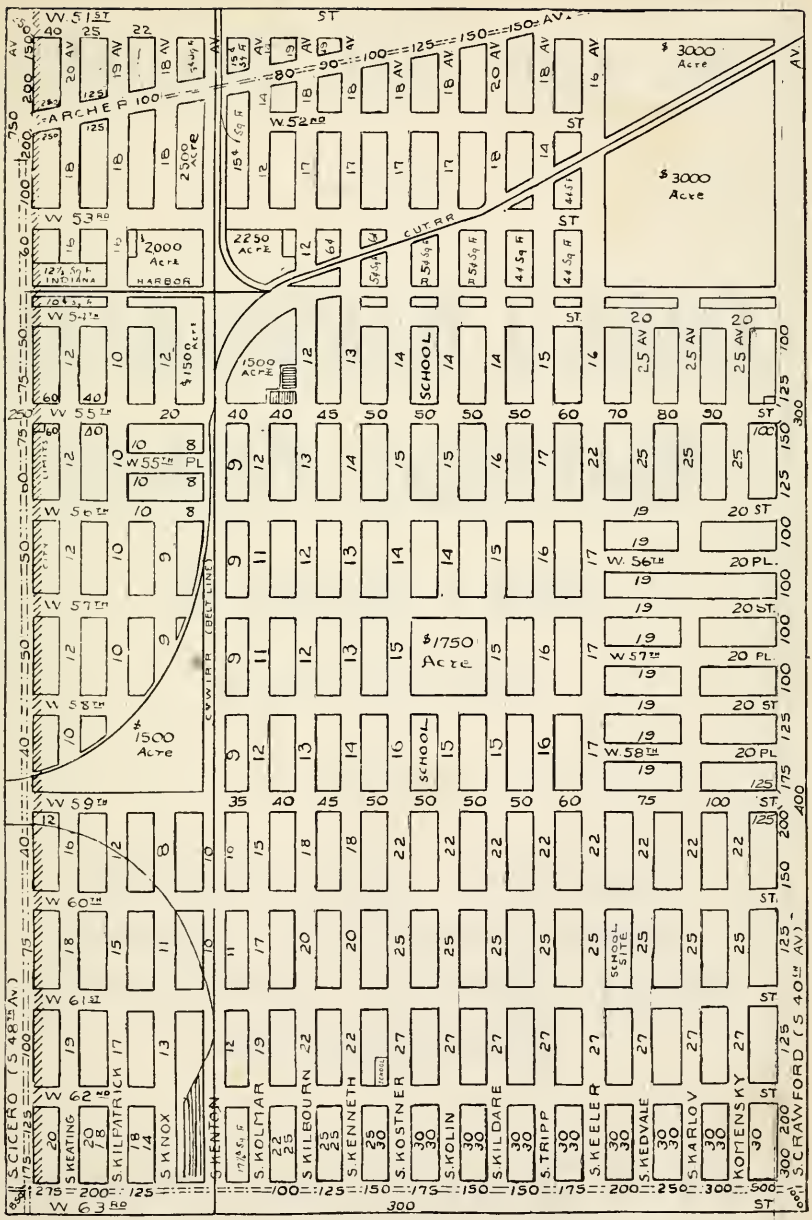

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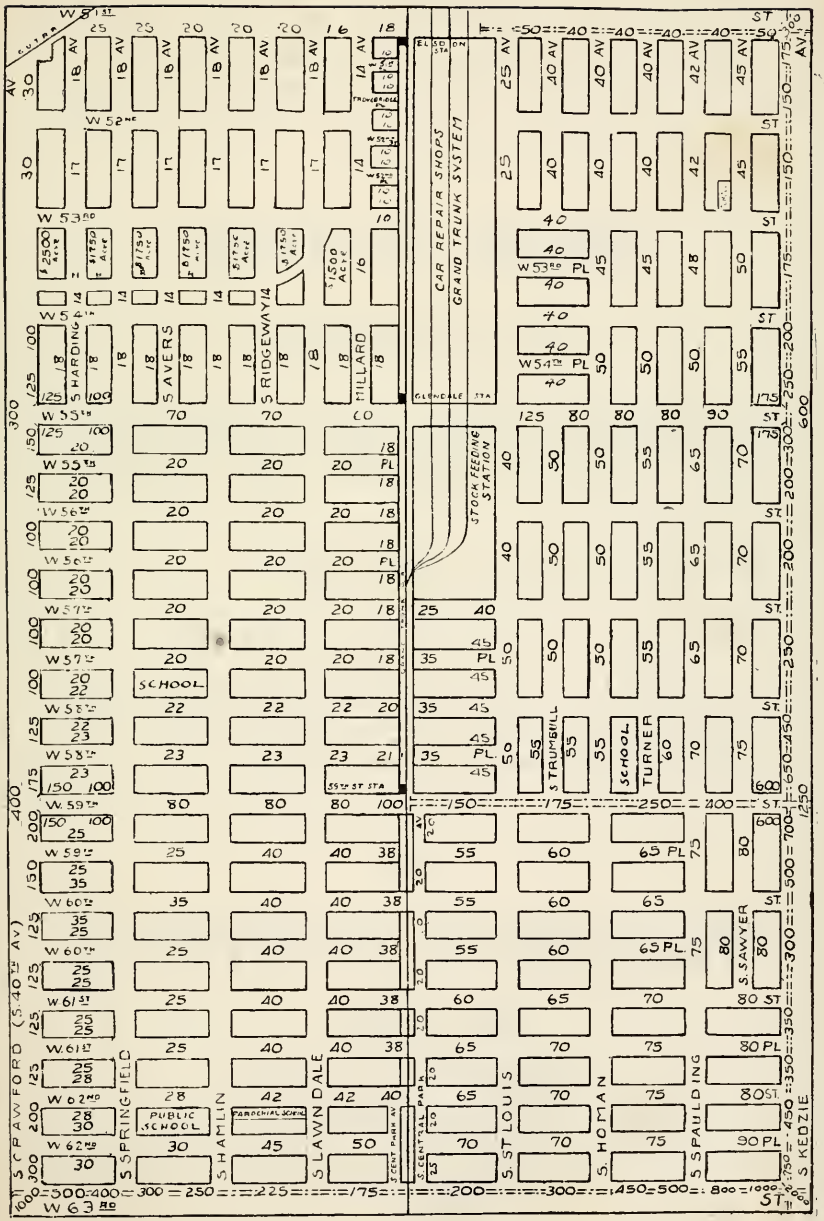

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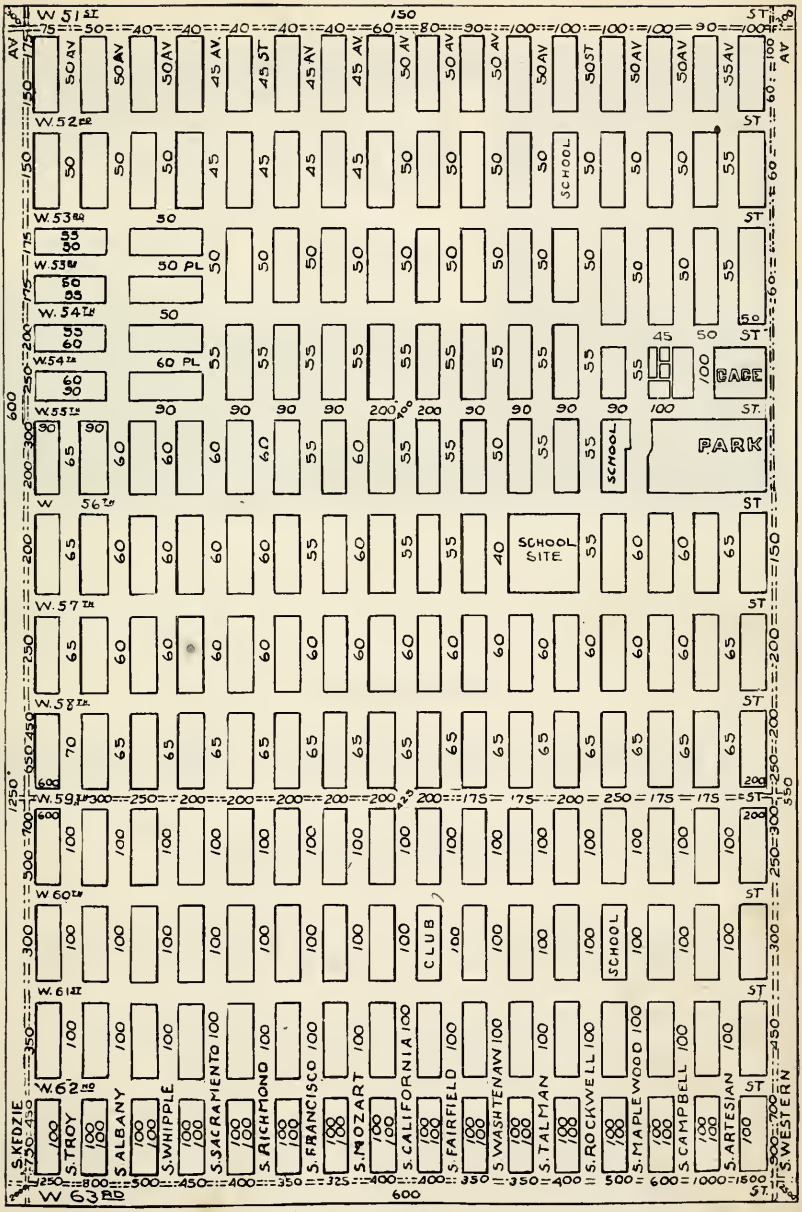

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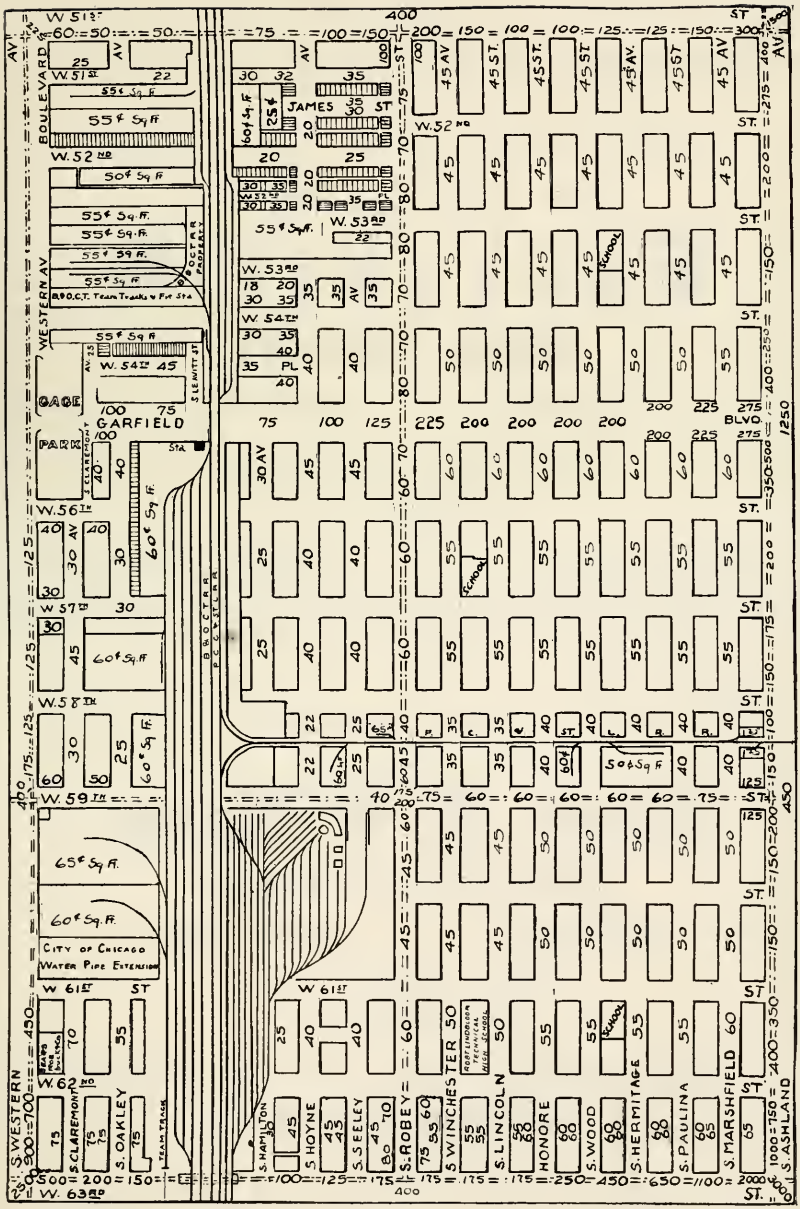

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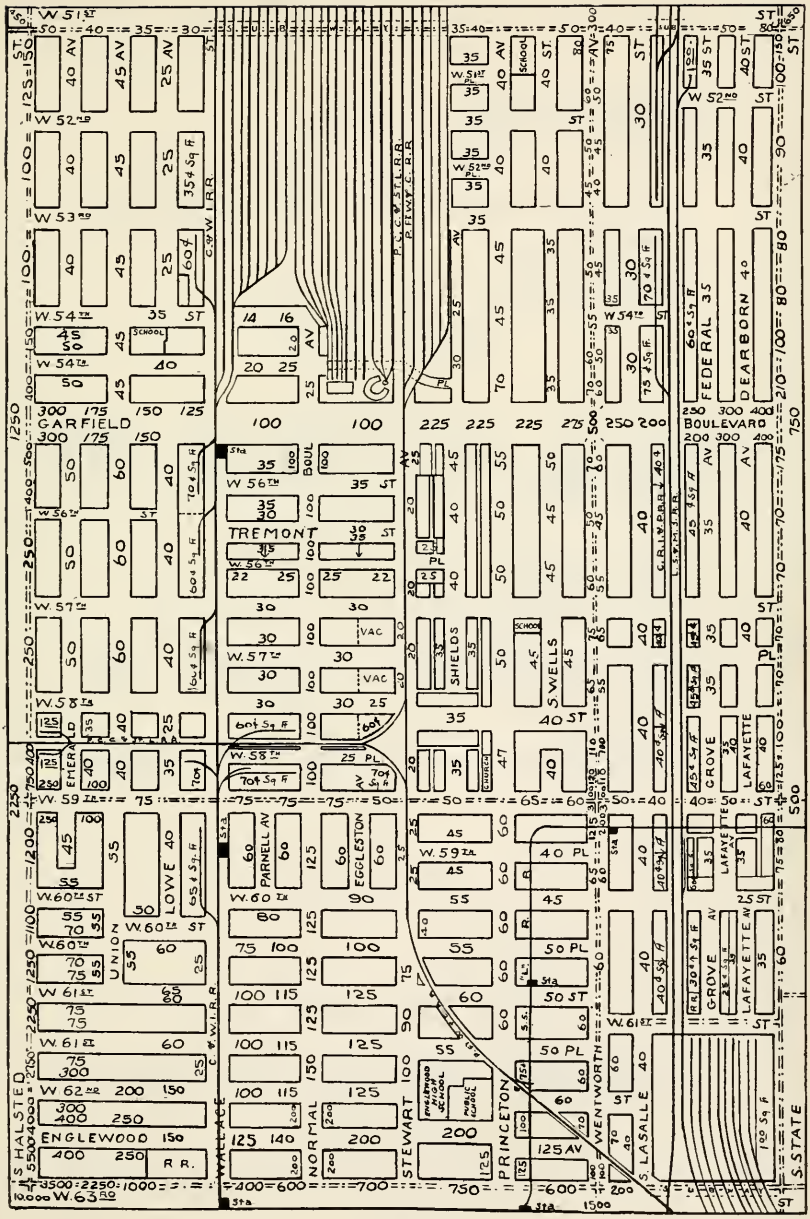

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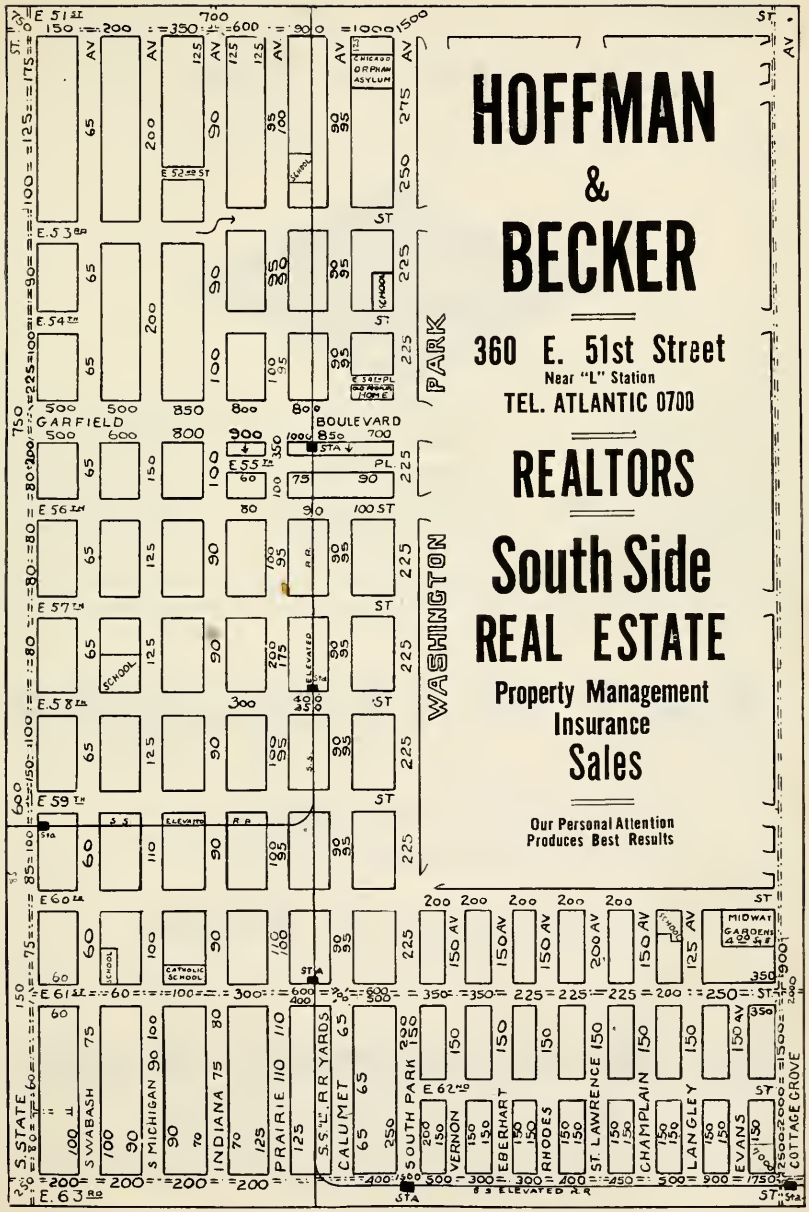

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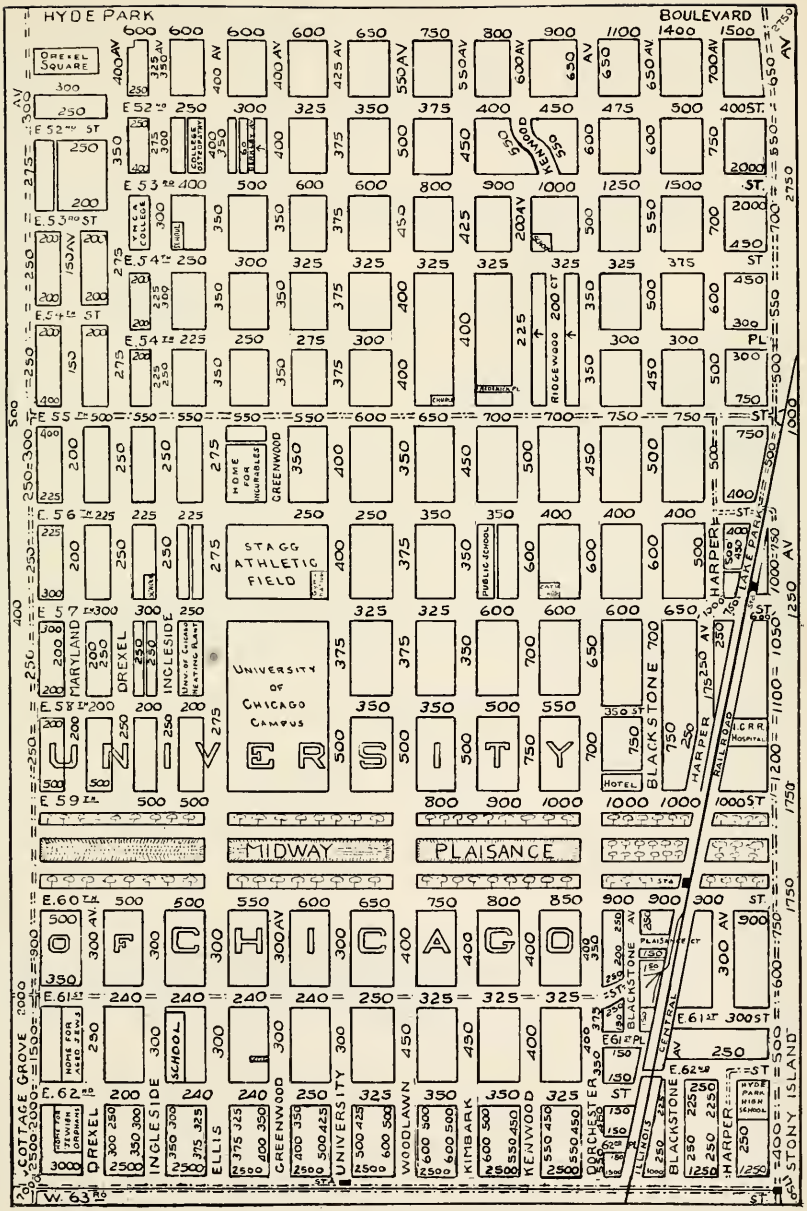

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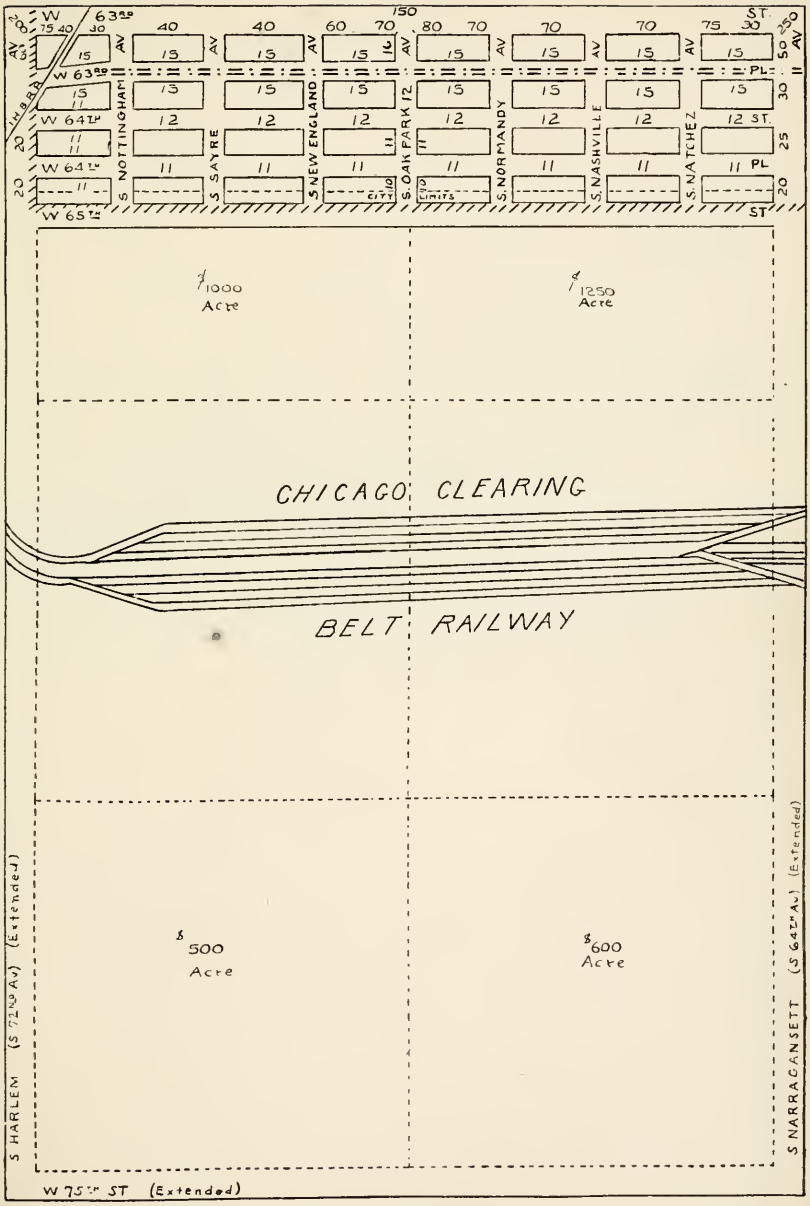
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W 65TH
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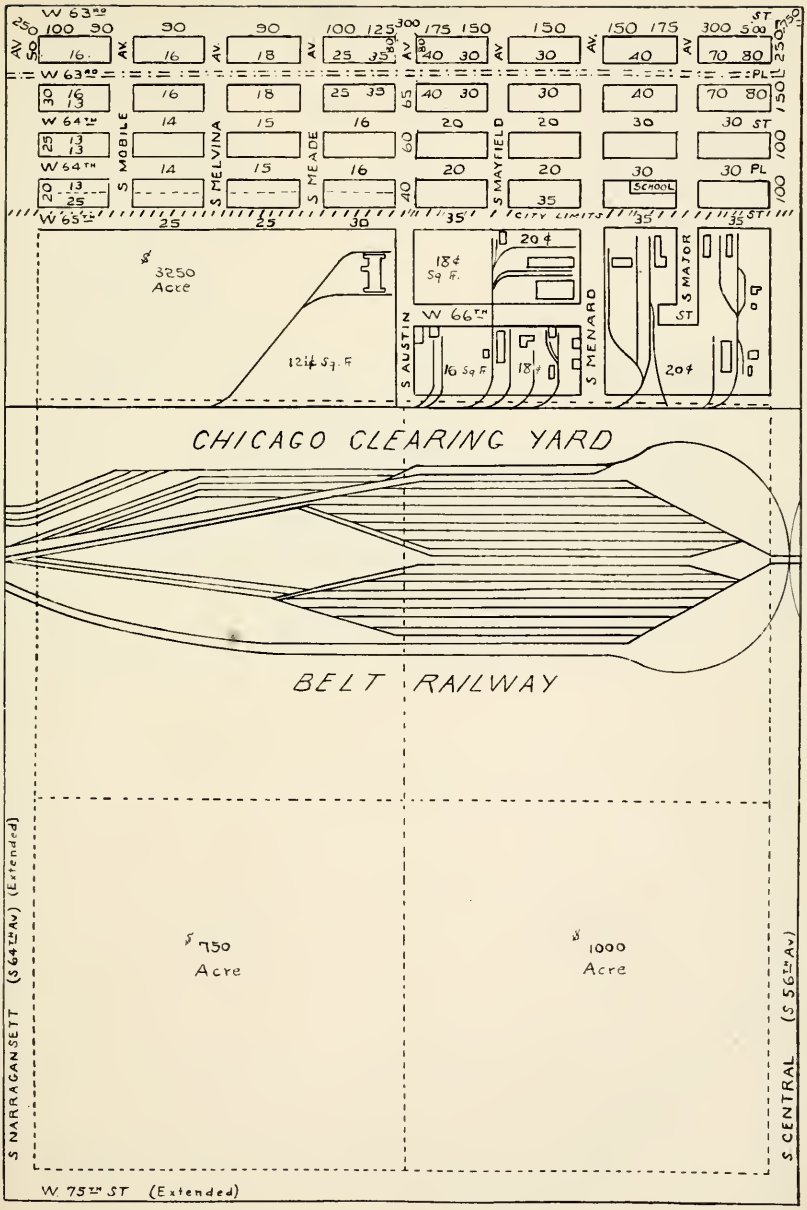

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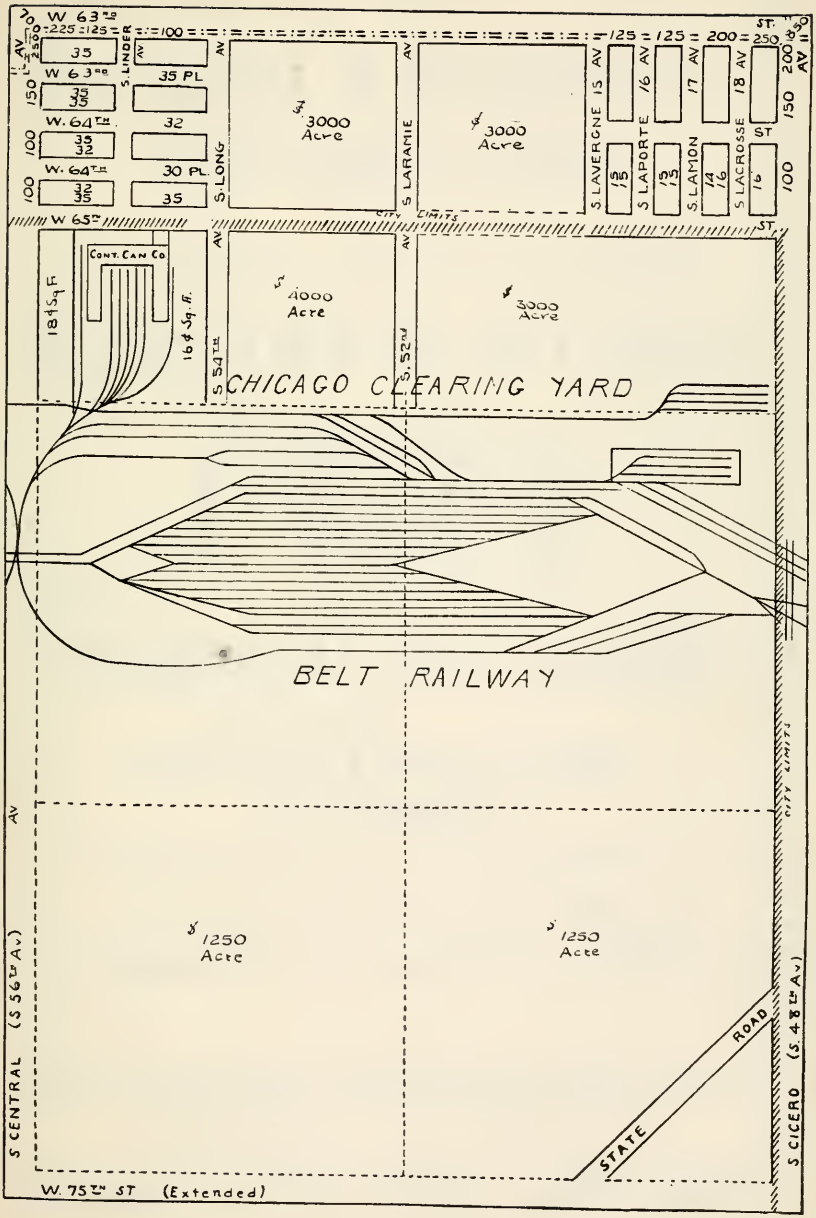

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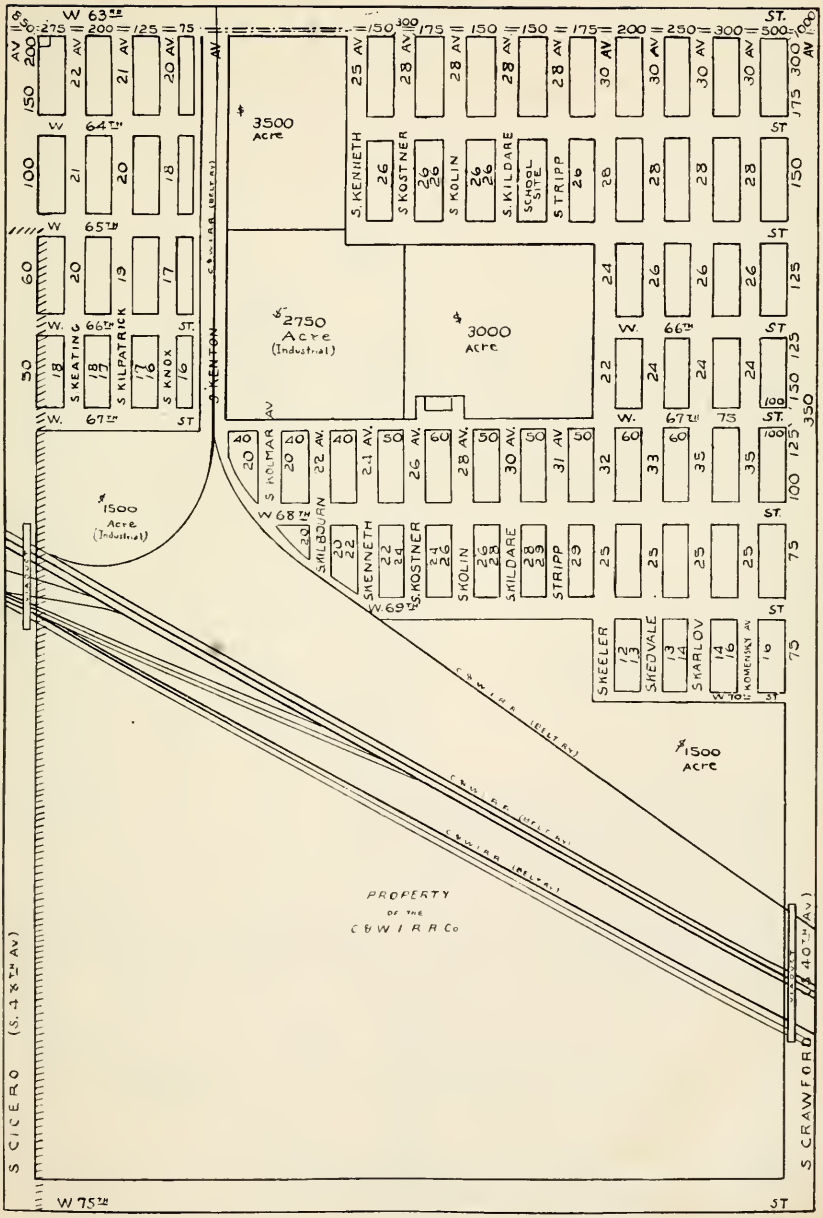

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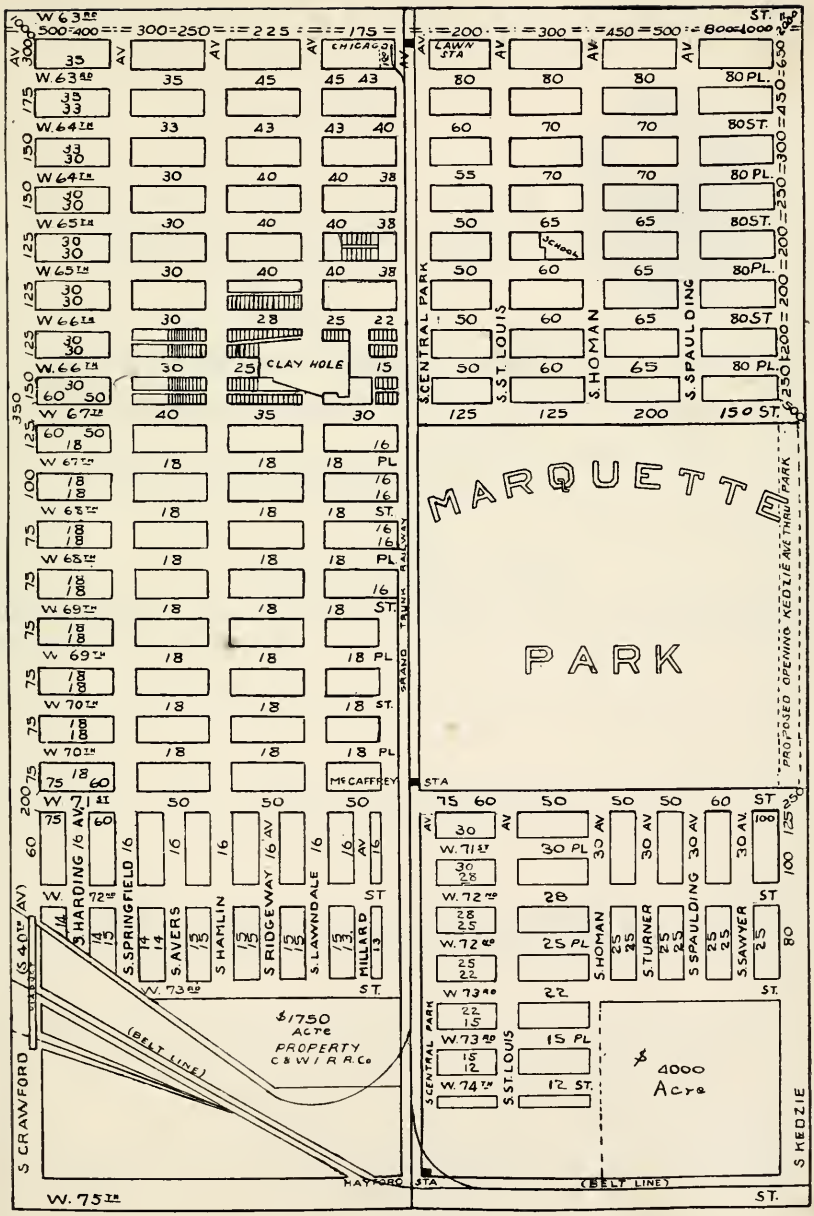

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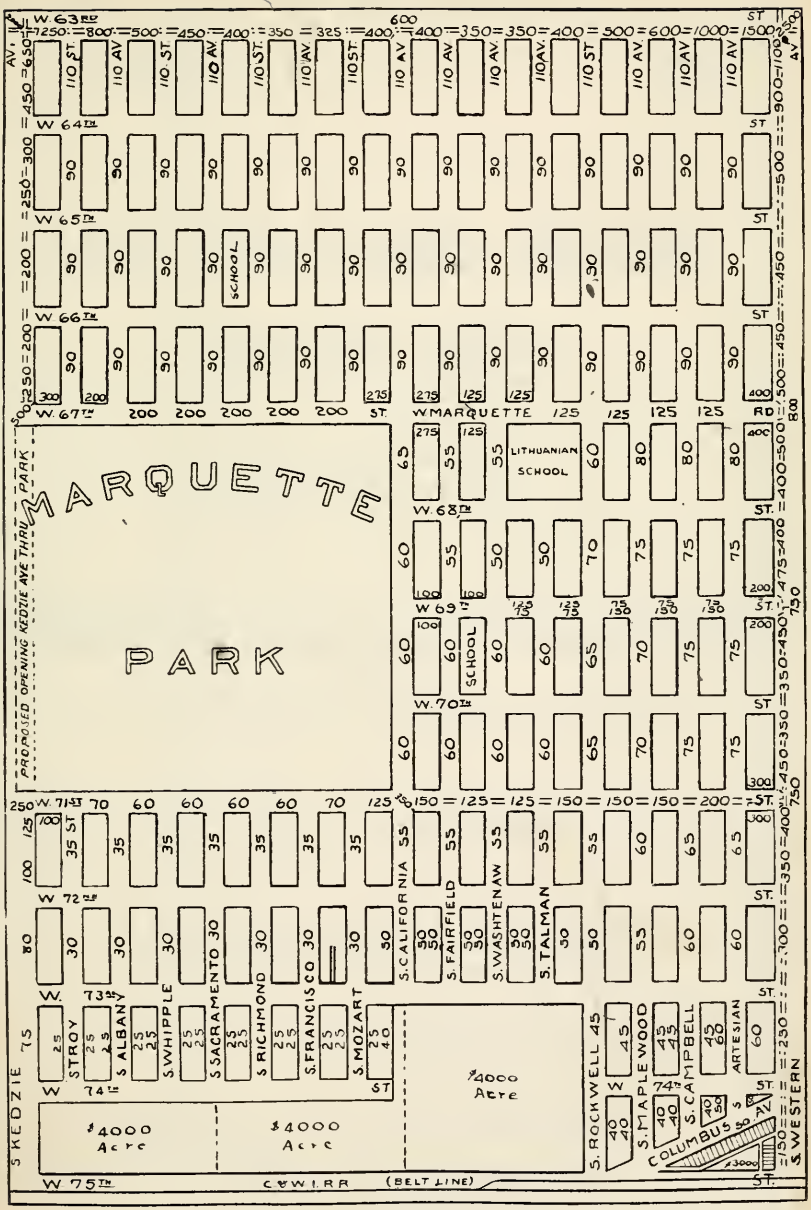

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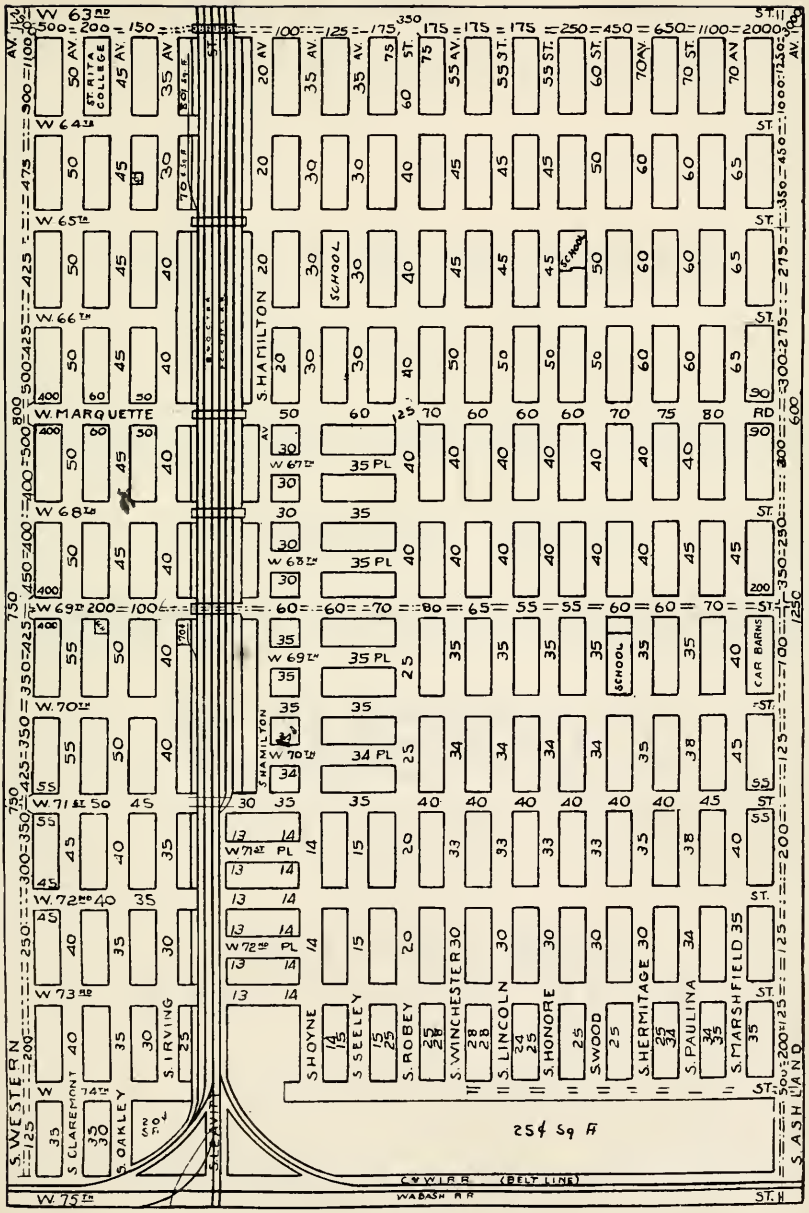

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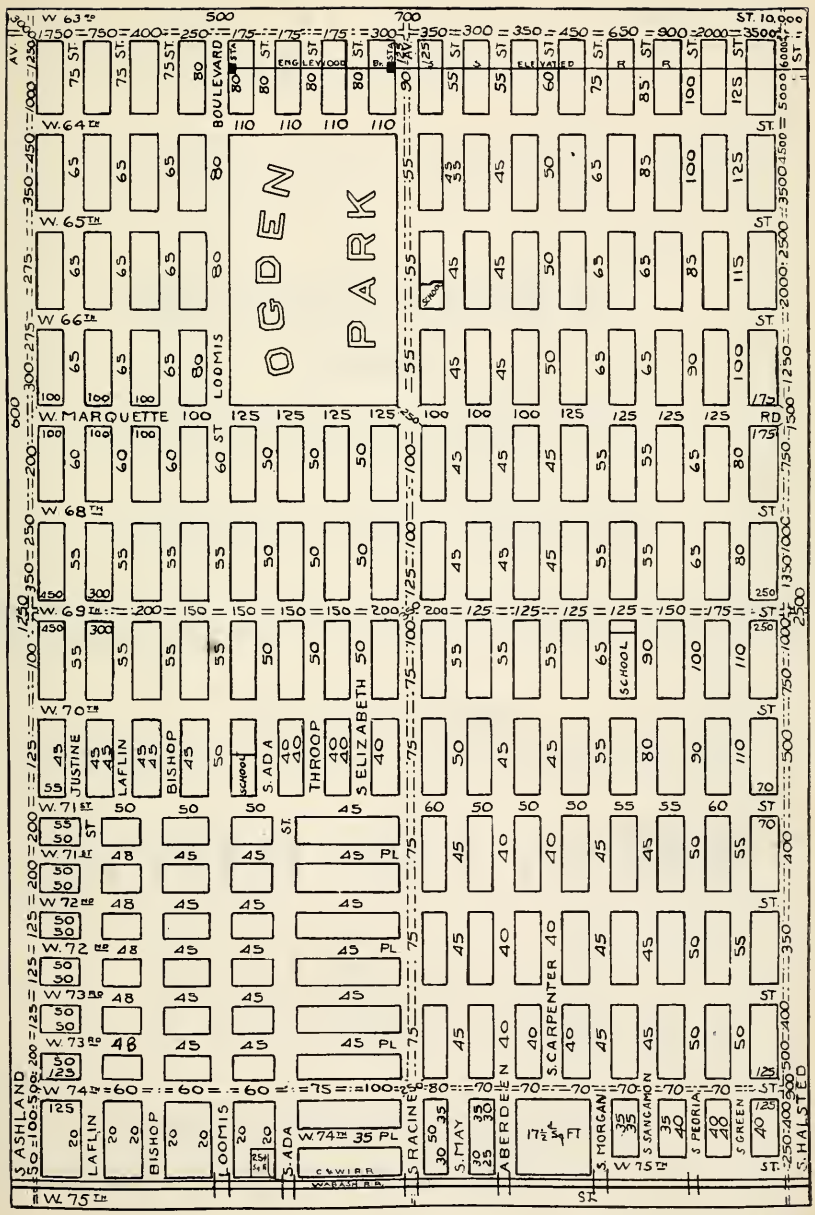

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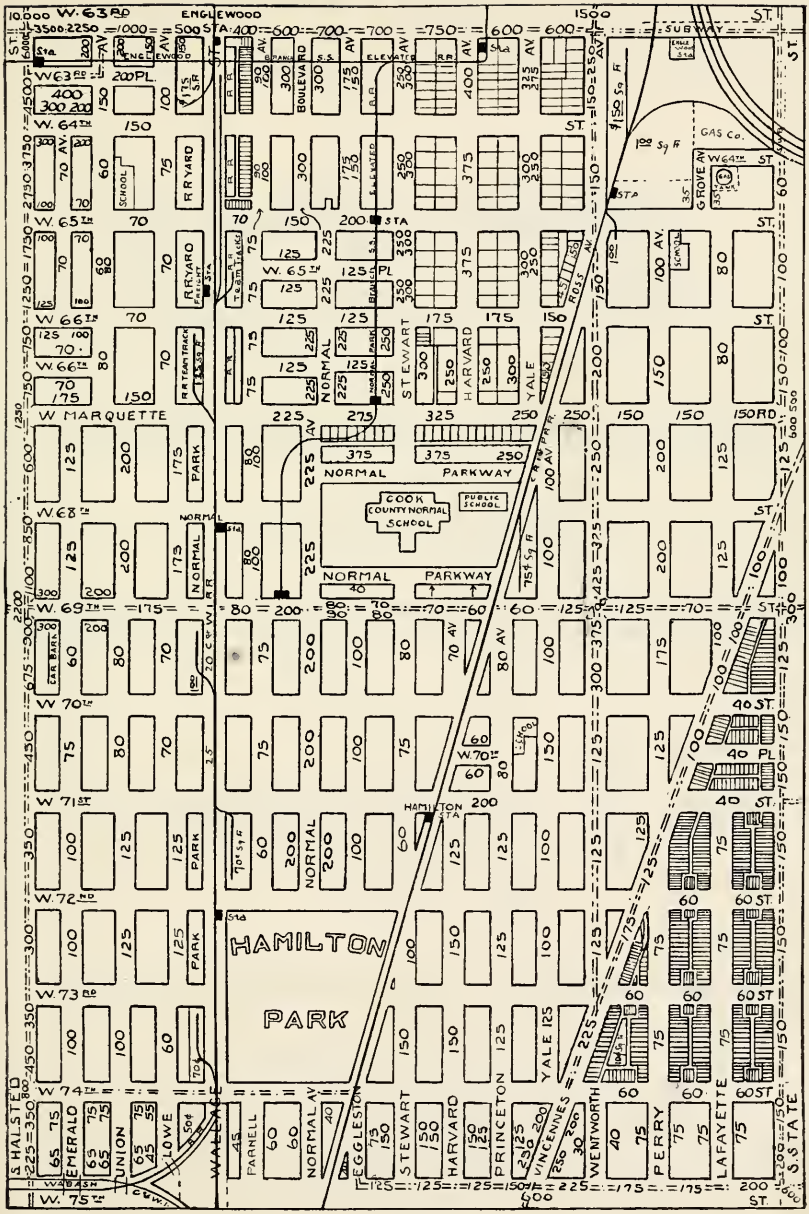

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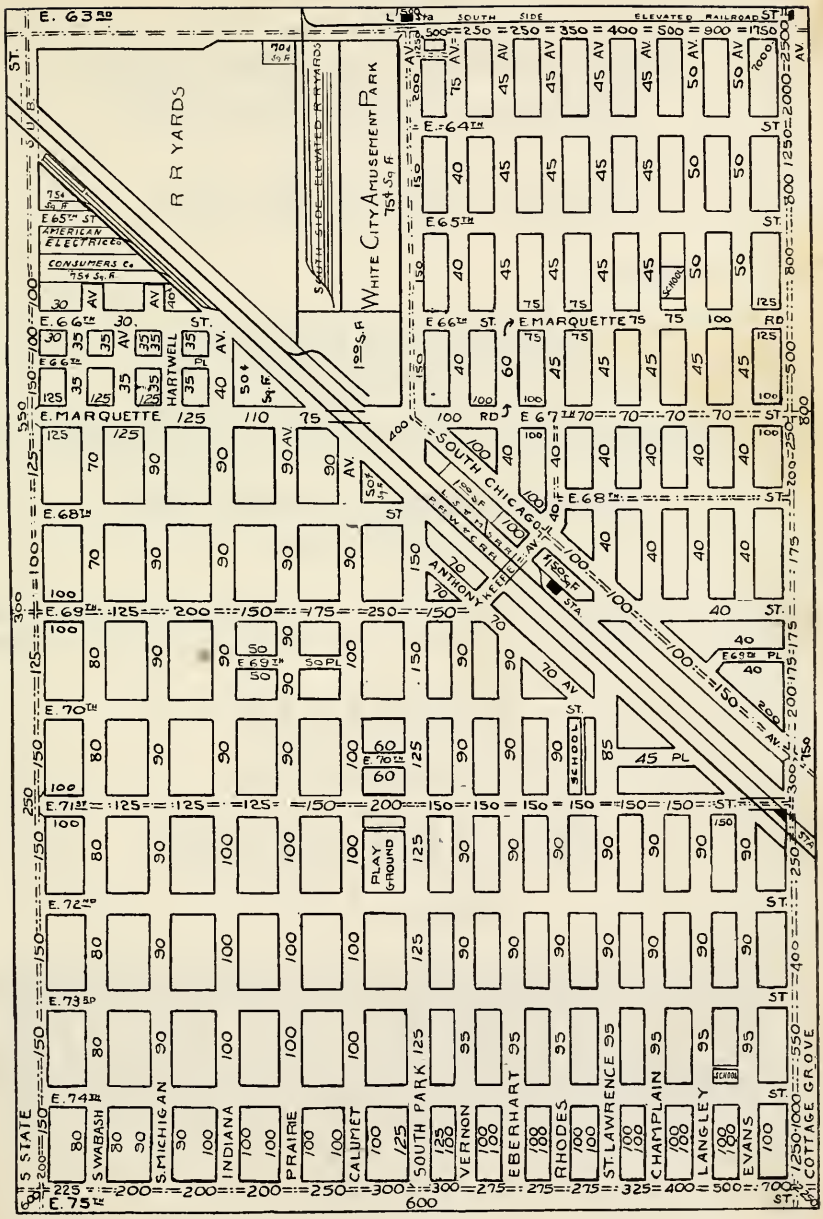

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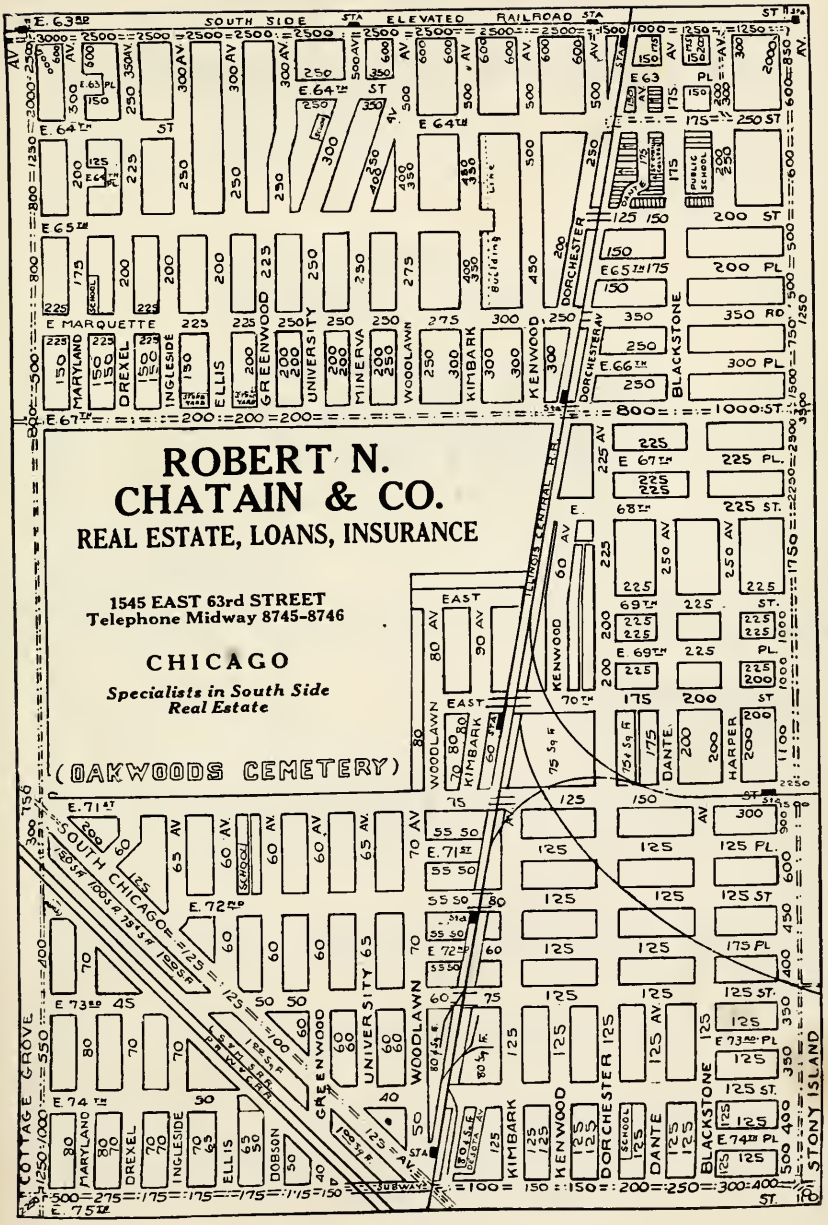

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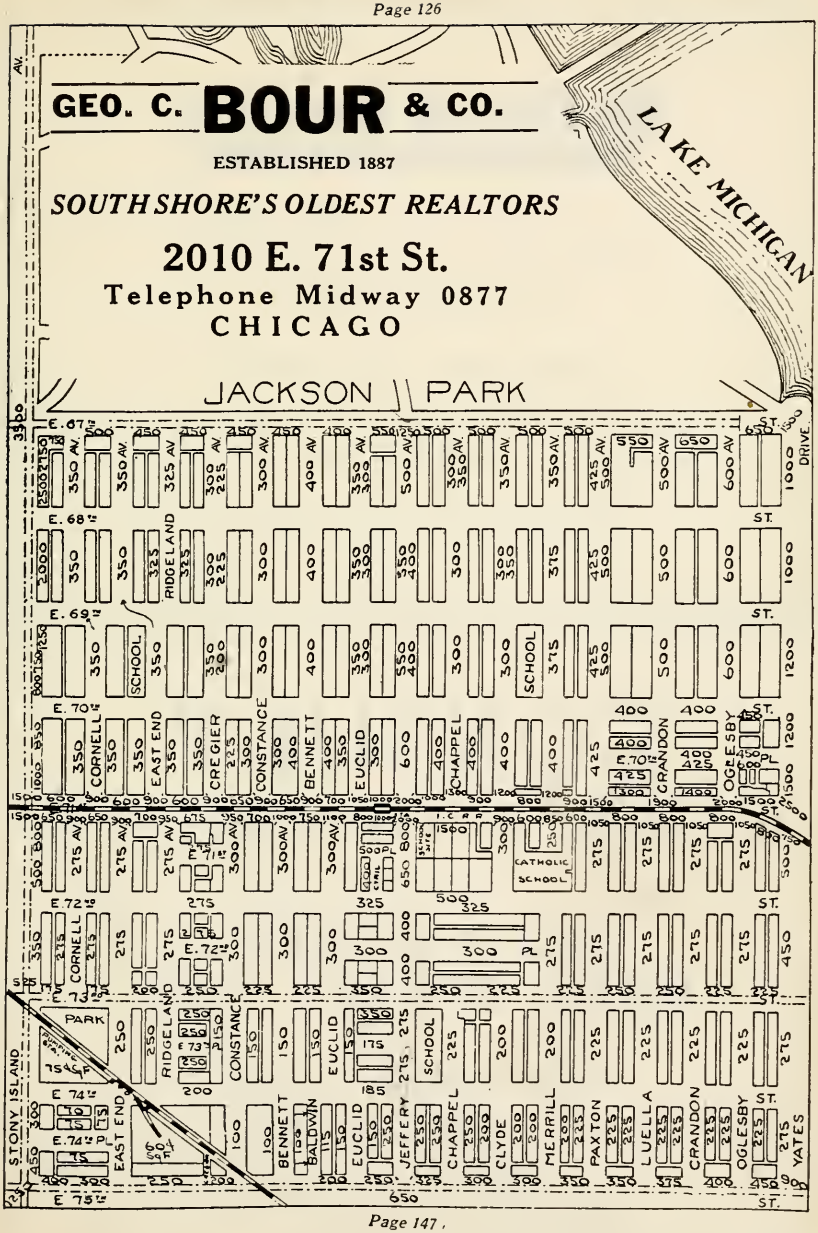

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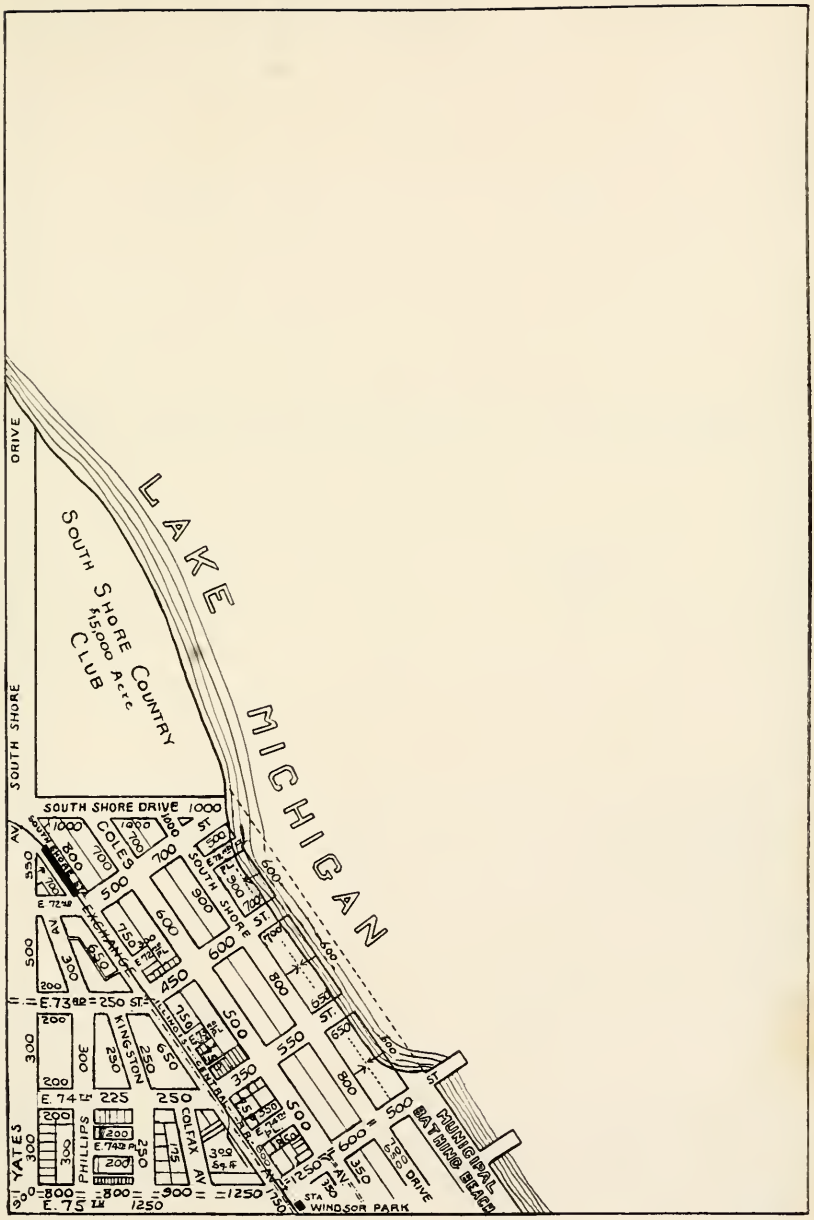
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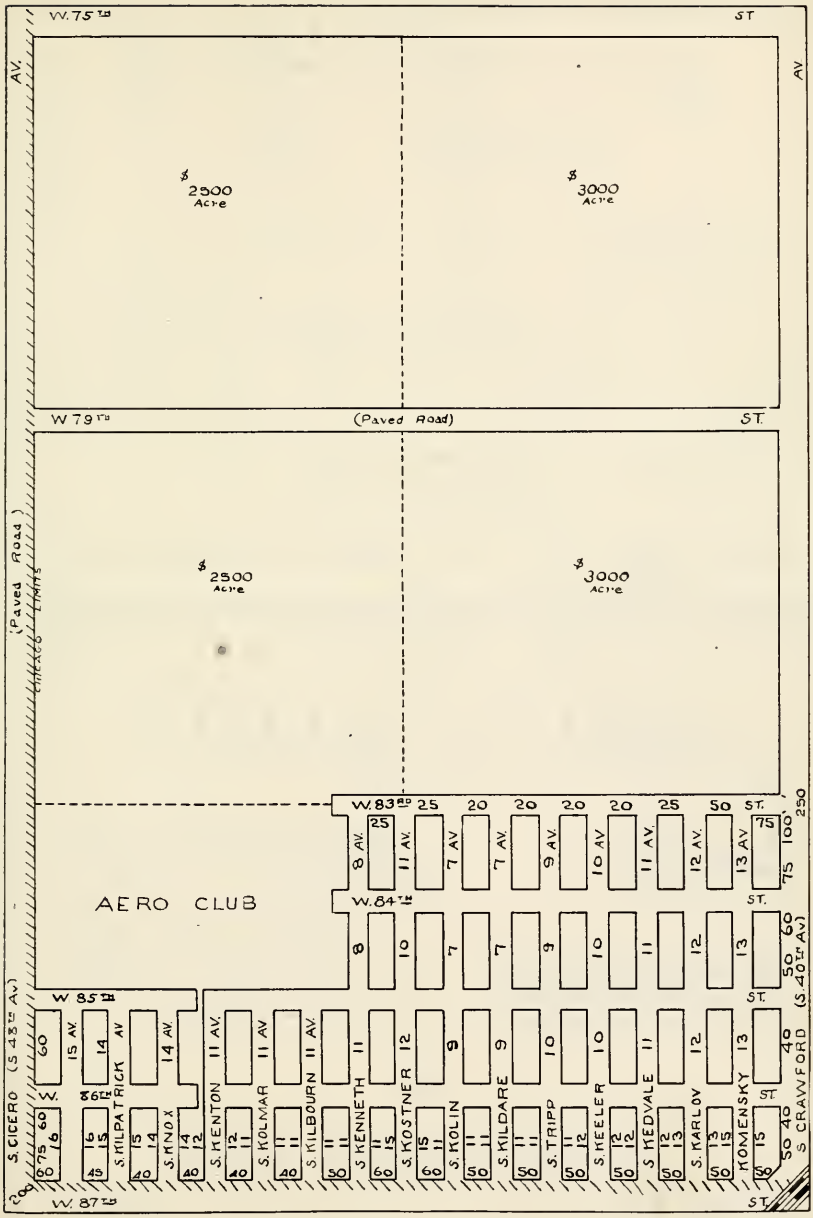
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ST.
(Paved Road)
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$ 3000 Acre
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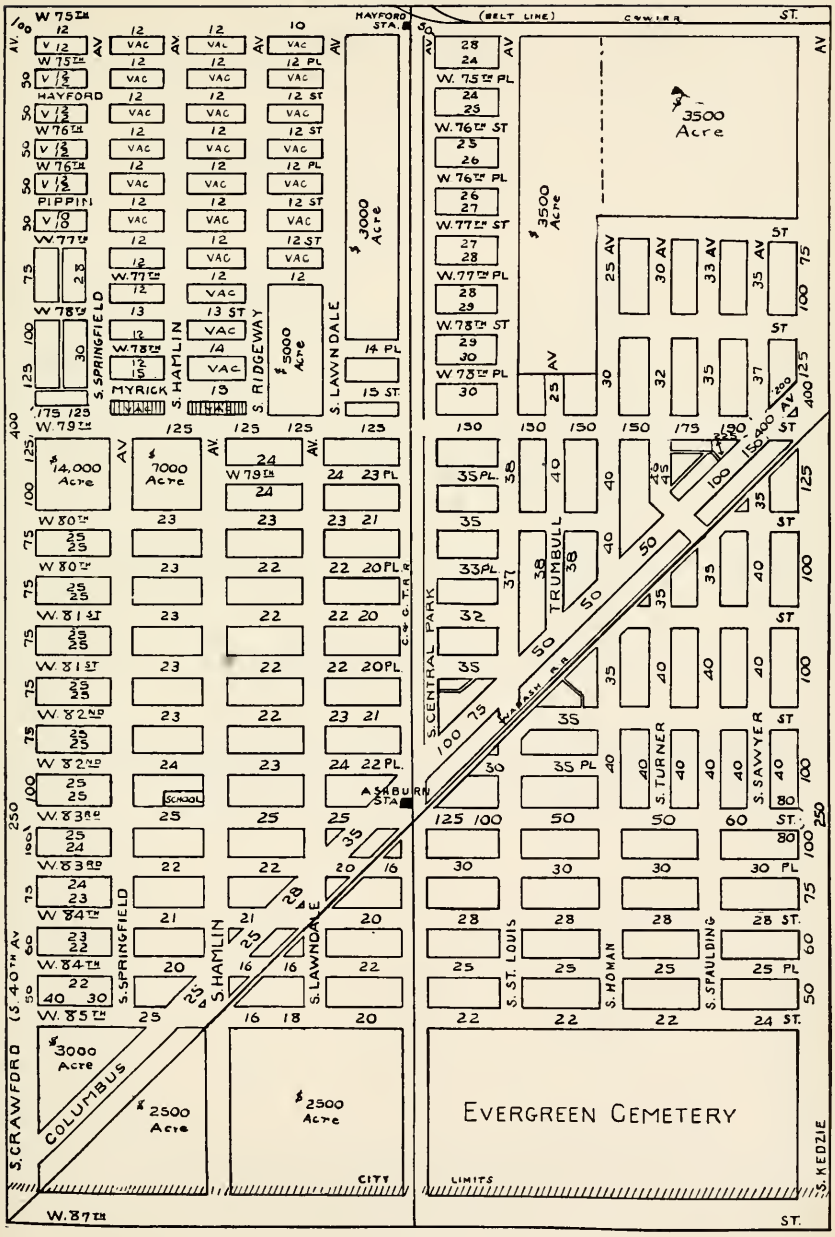

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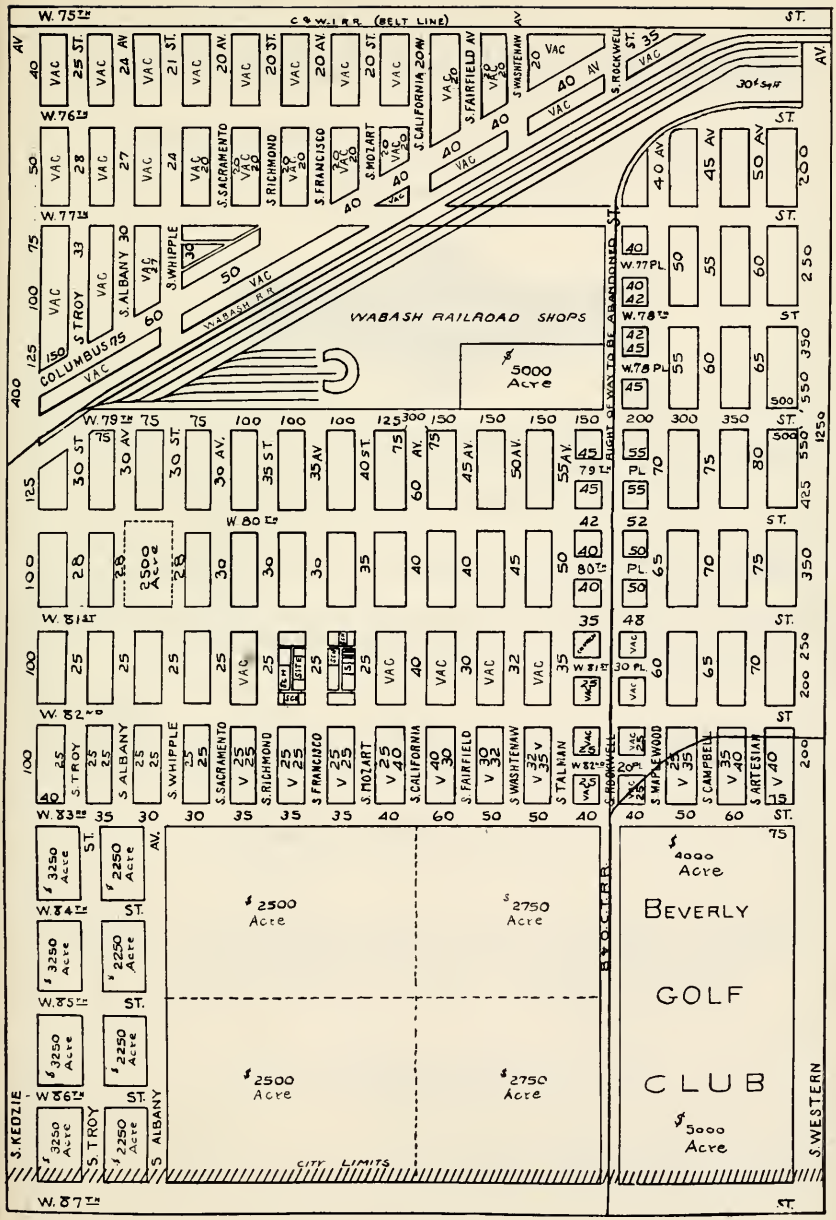

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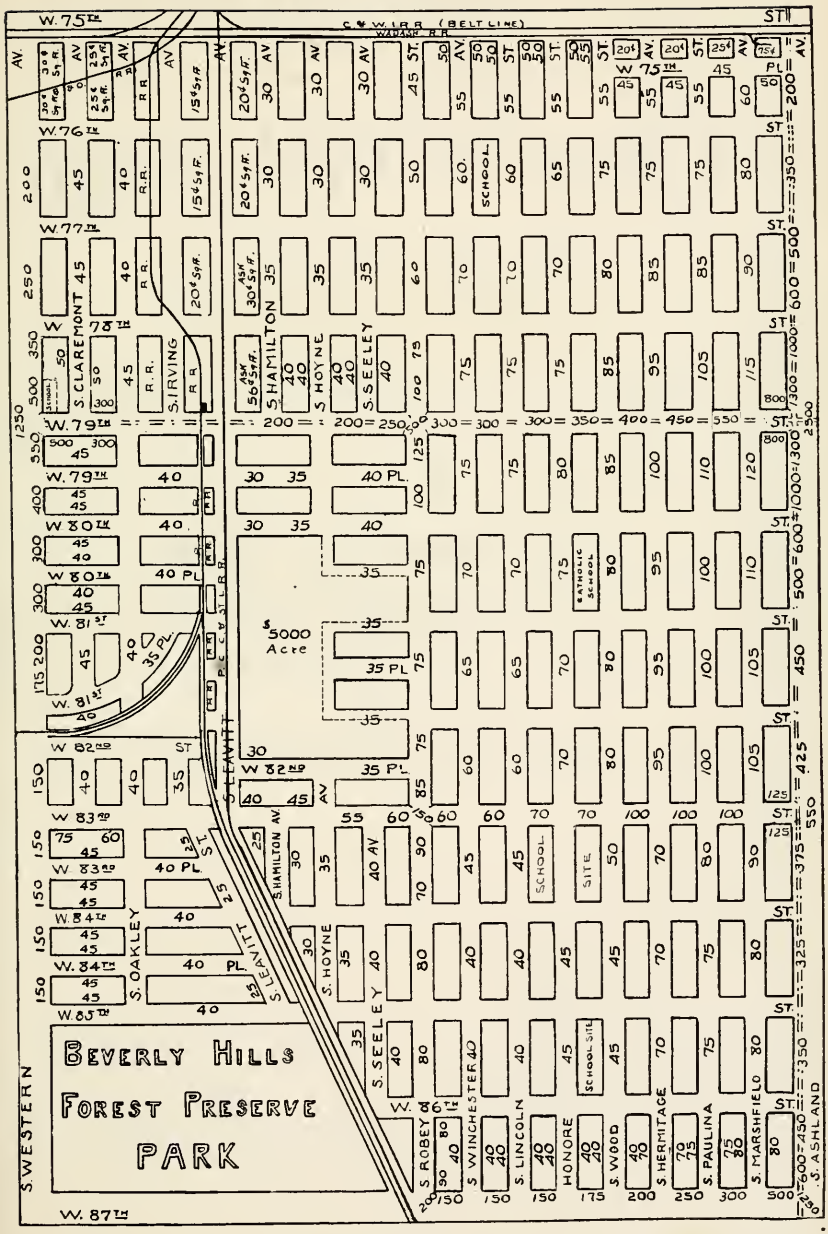

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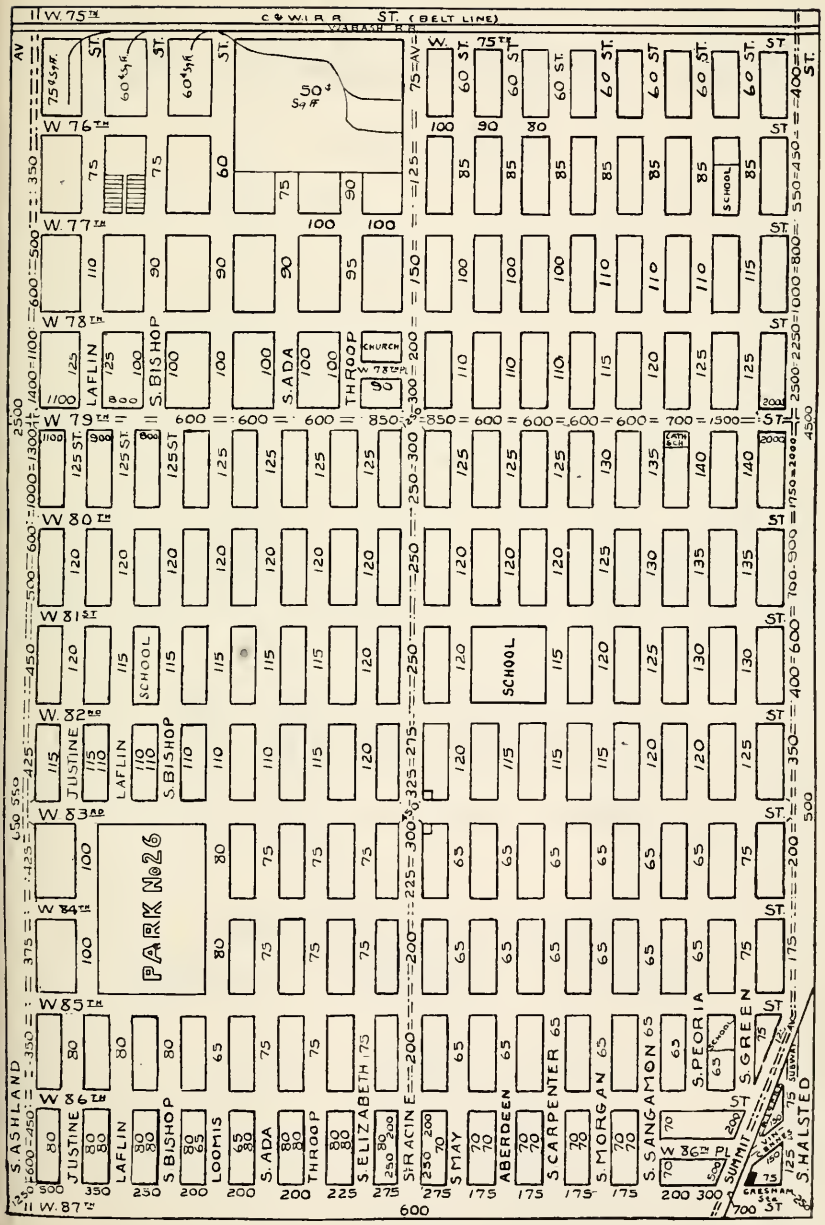
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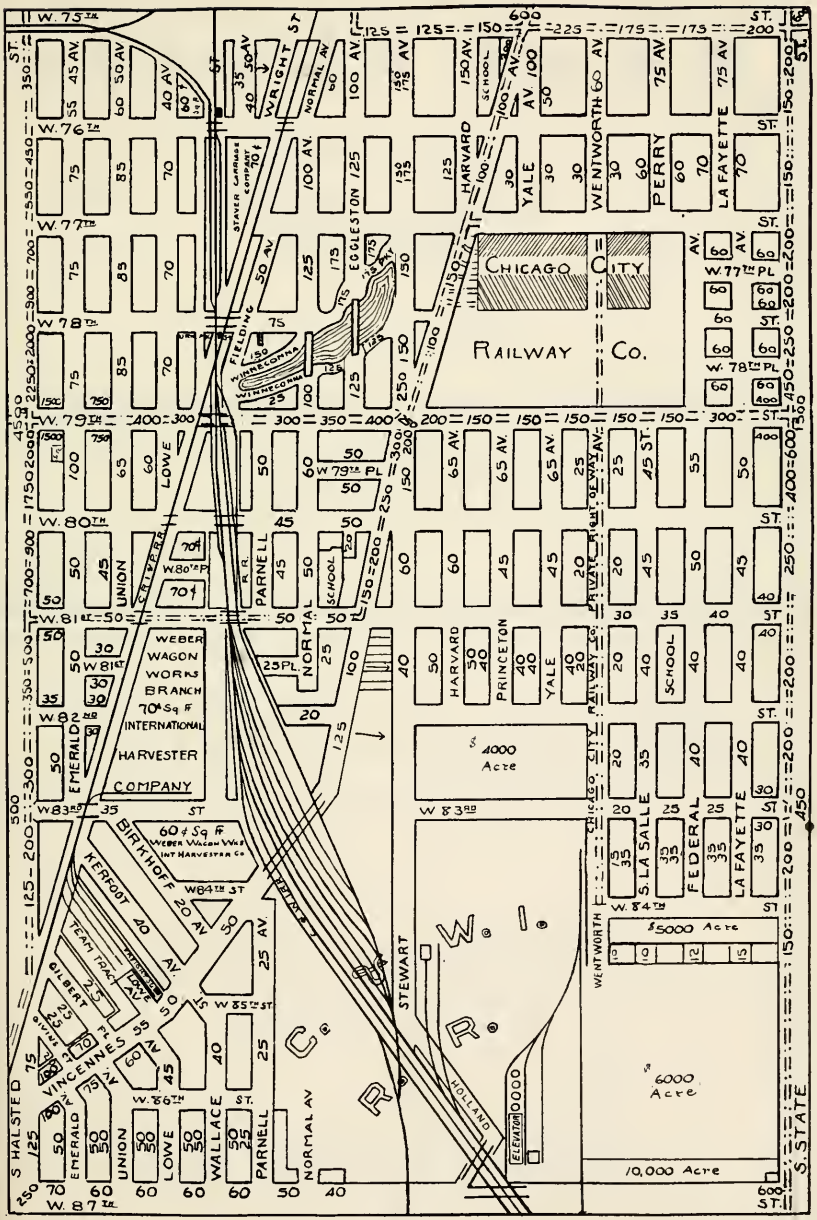

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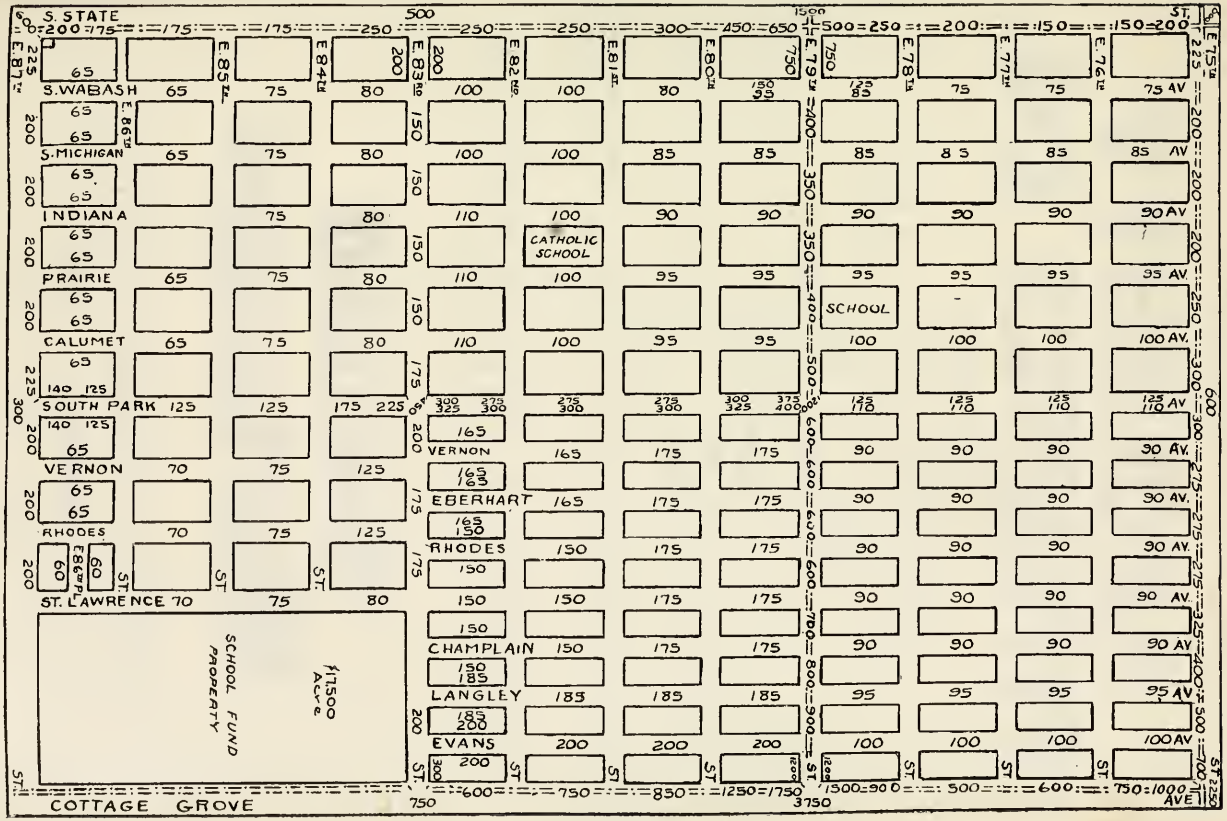
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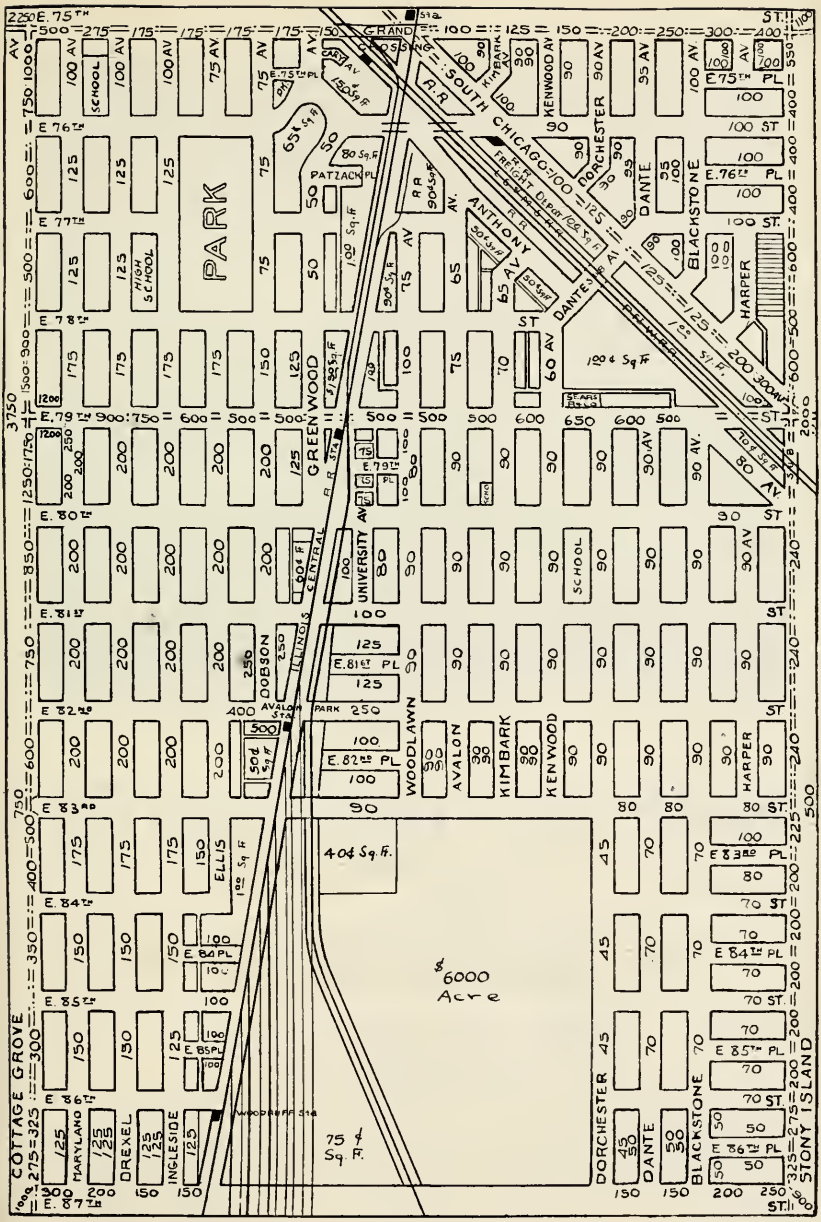

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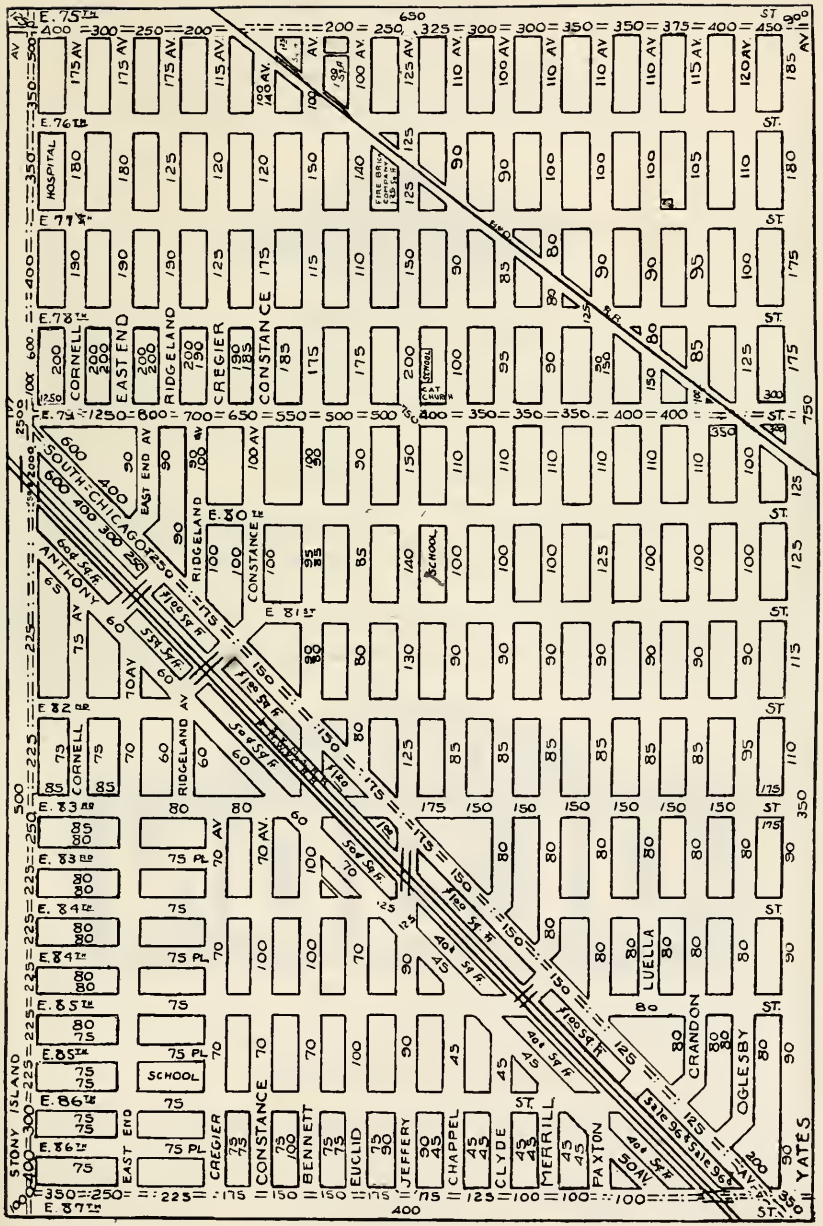

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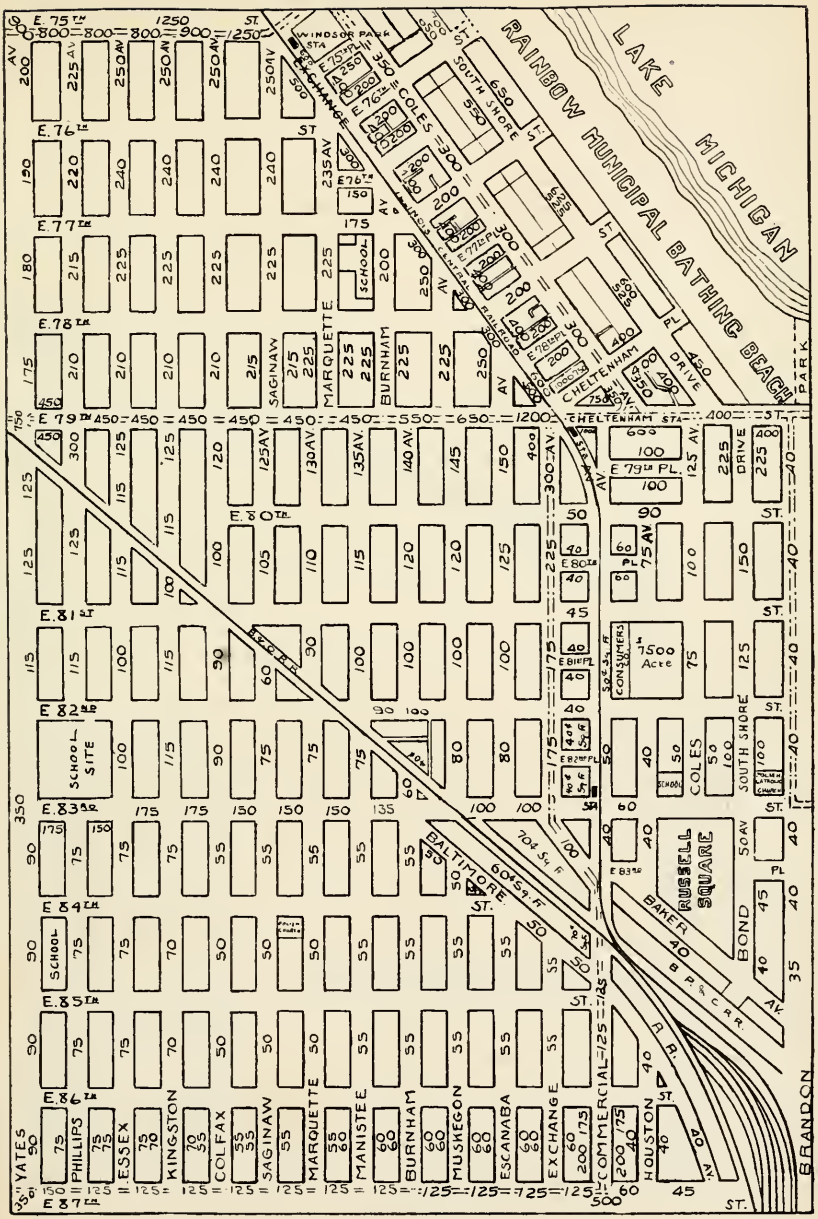

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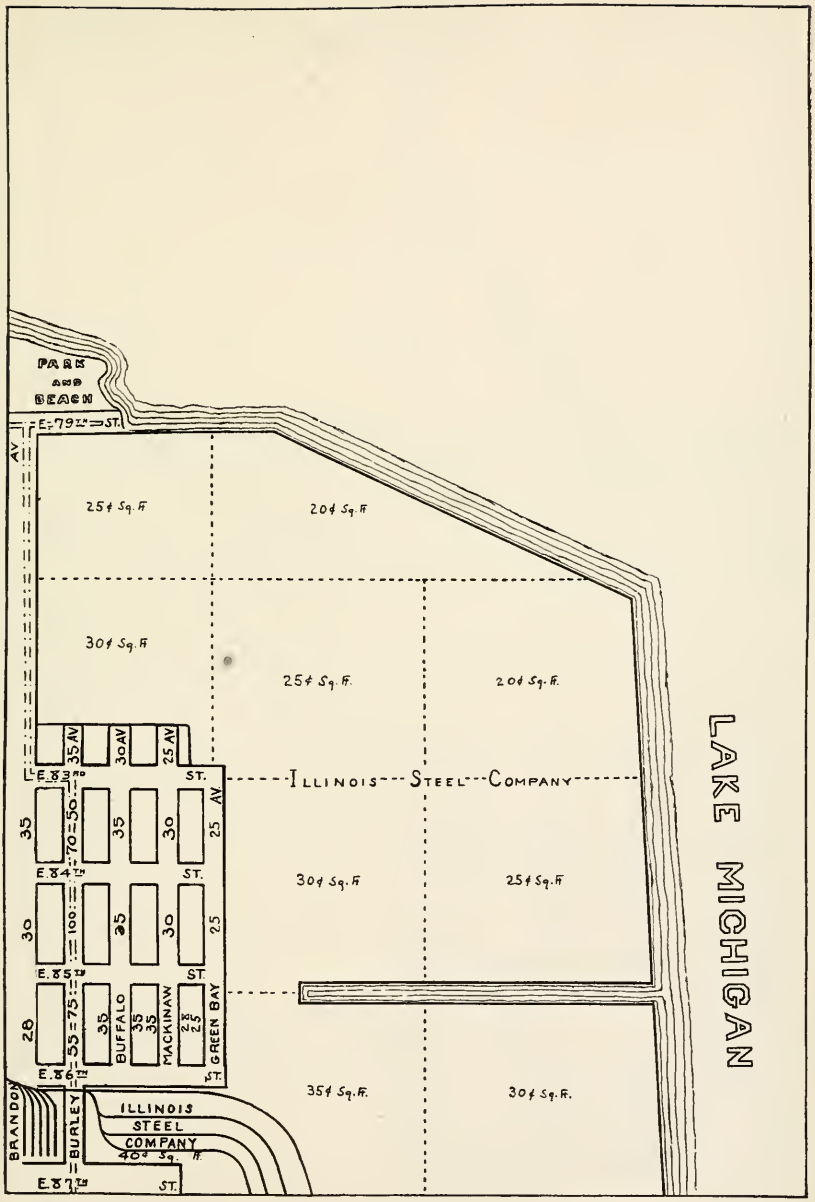
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25 AV
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70 = 50
35
30
25 AV
E. 84TH ST.
30¢ Sq. ft
25¢ Sq. ft
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100
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30
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55 = 75
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BUFFALO
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BRANDON
BURLEY
ILLINOIS STEEL COMPANY
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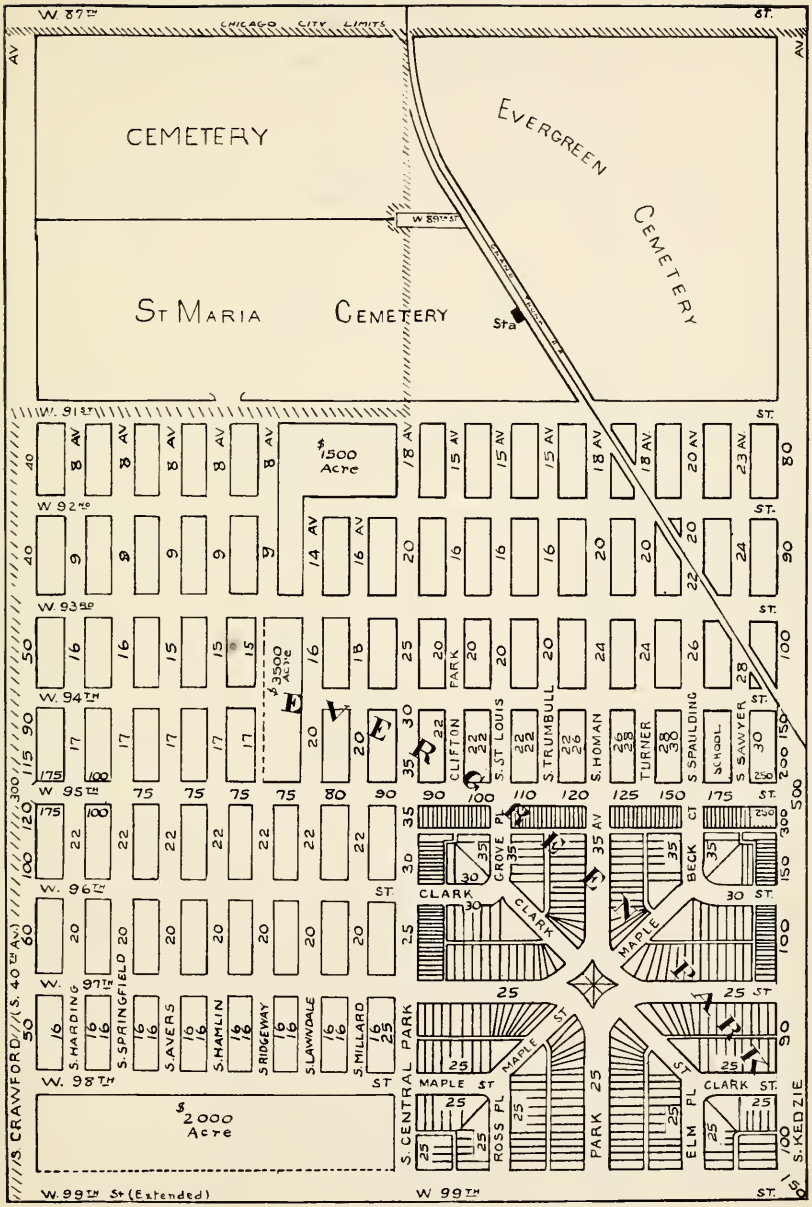

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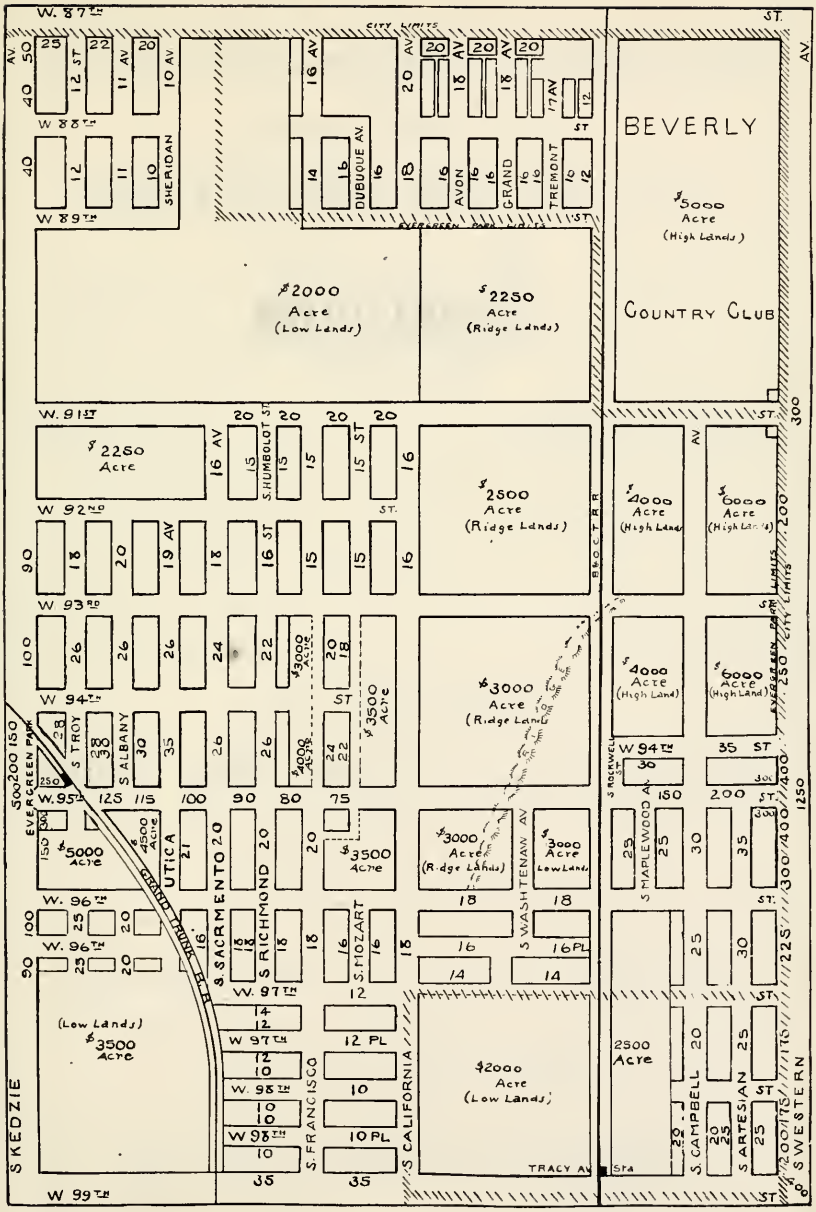

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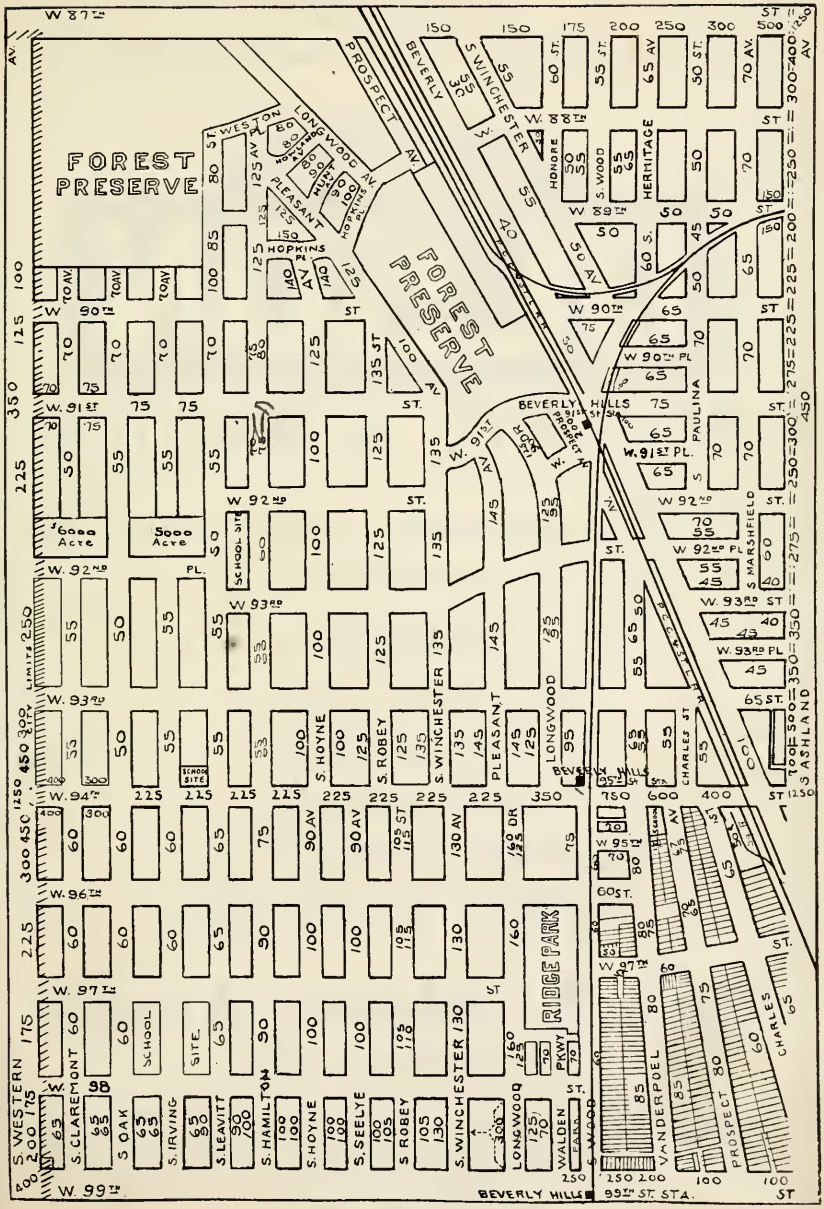

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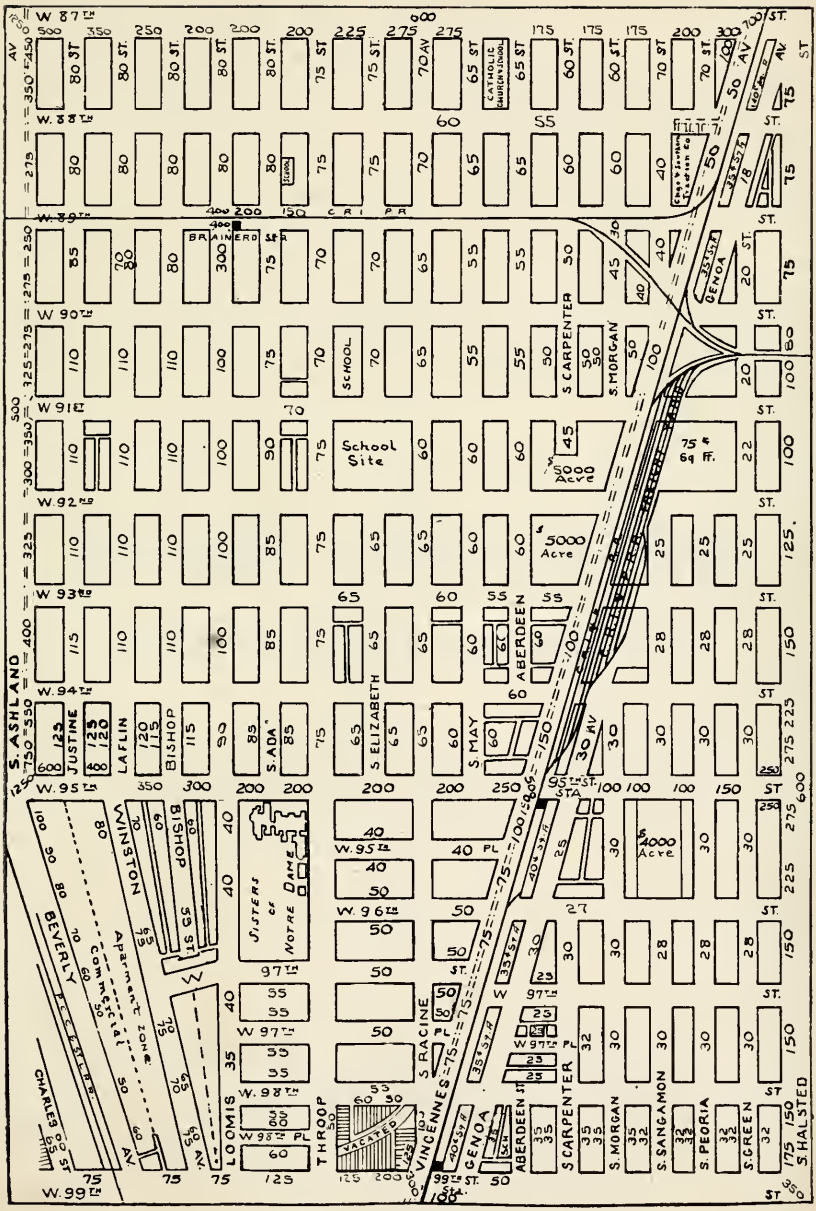

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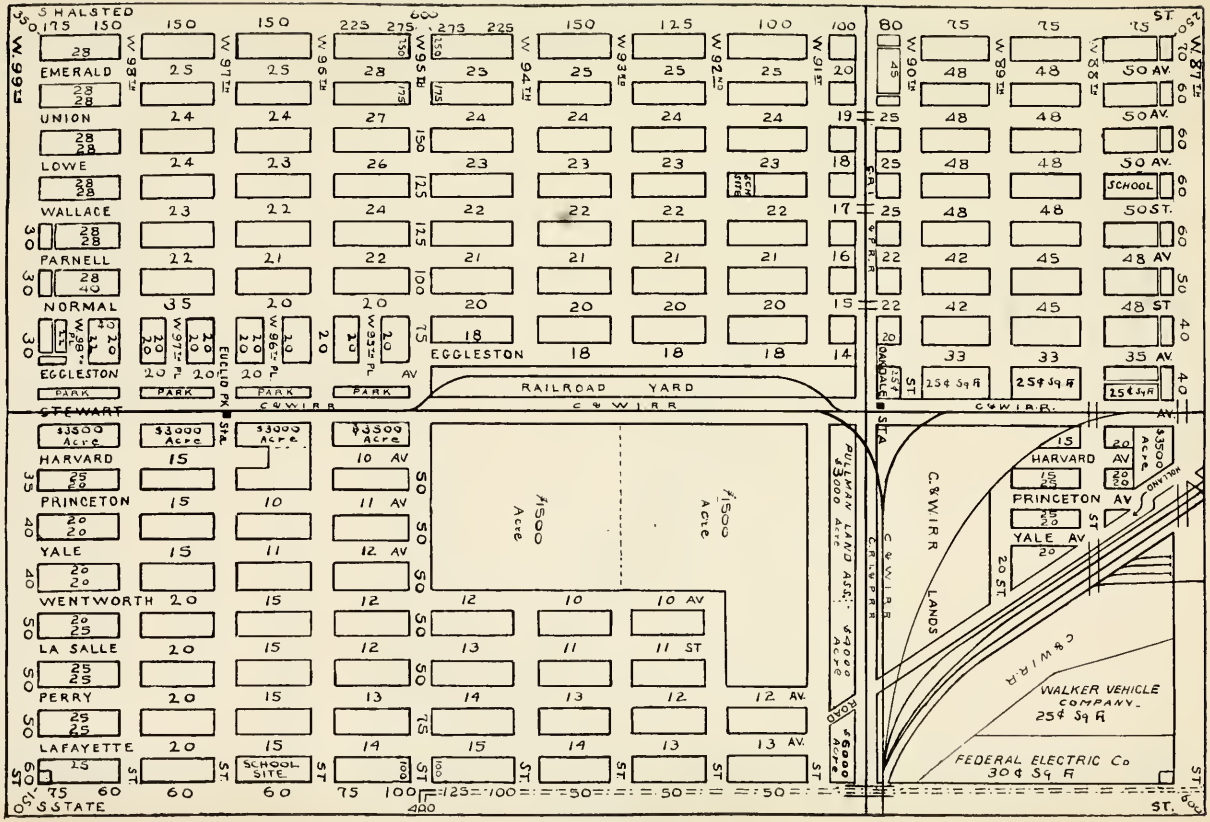
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W 69TH
EMERALD
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STEWART
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YALE
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LAFAYETTE
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W 87TH
W 88TH
W 89TH
W 90TH
W 91ST
W 92ND
W 93RD
W 94TH
W 95TH
W 96TH
W 97TH
W 98TH
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48 AV.
48 ST
35 AV.
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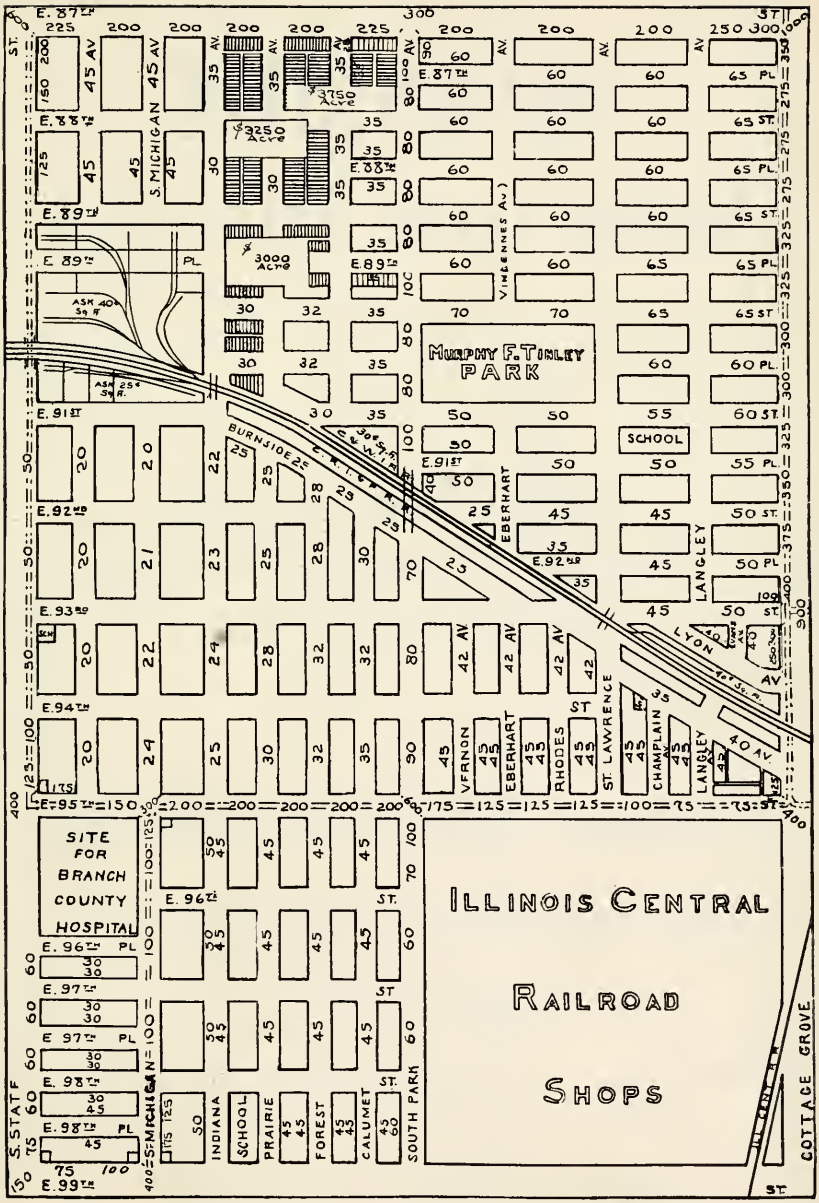

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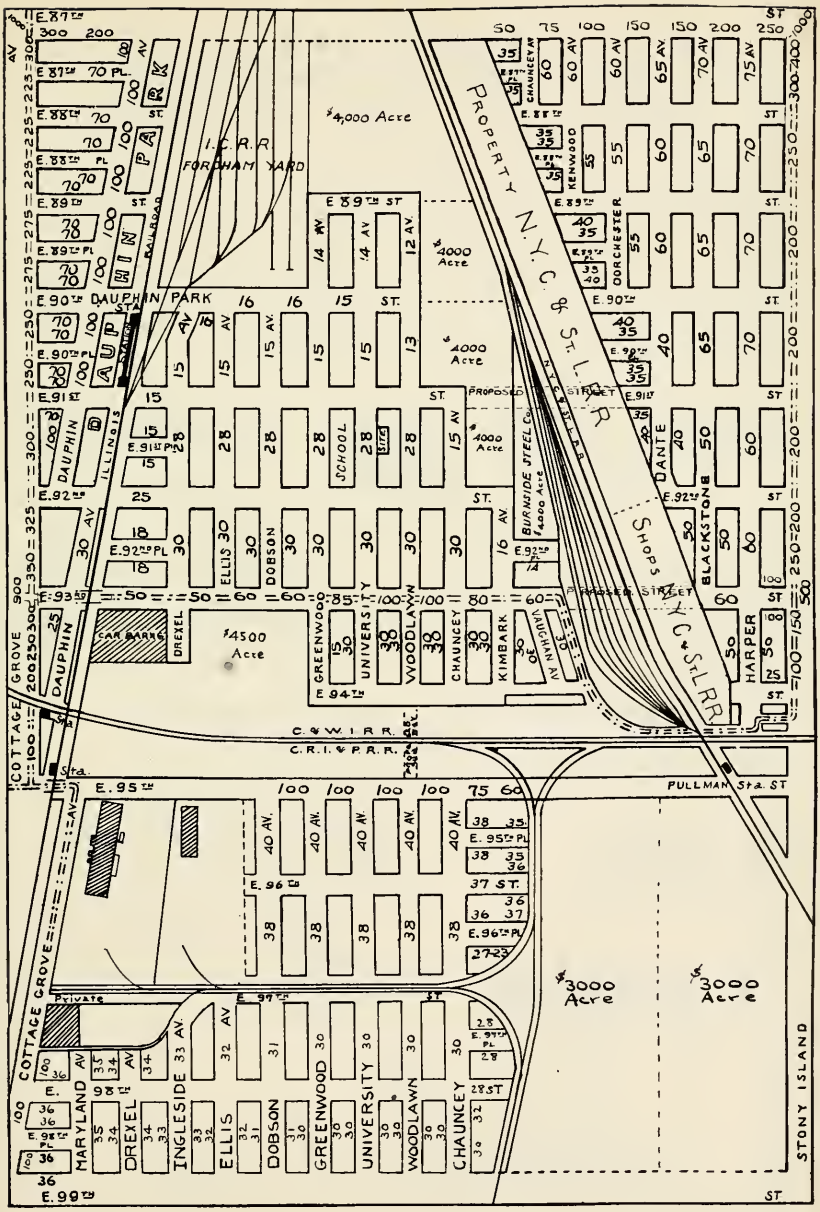

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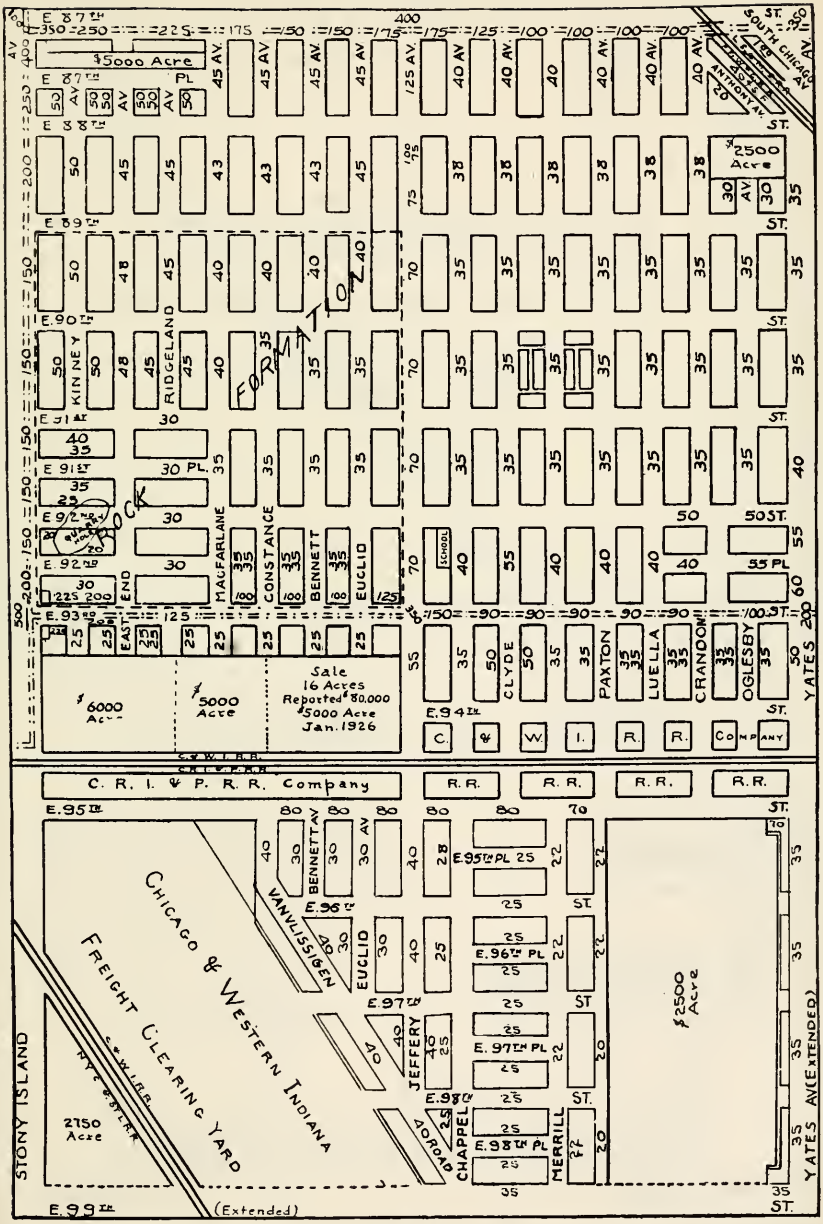

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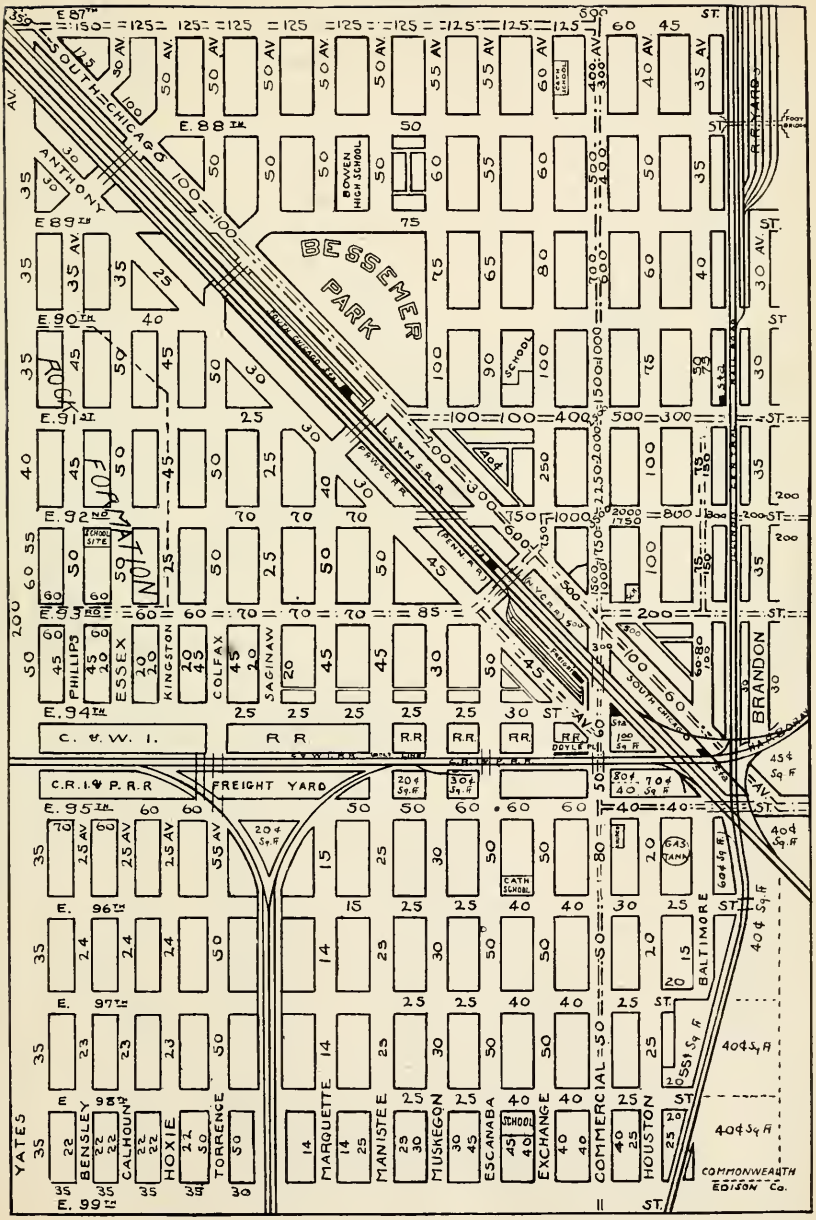

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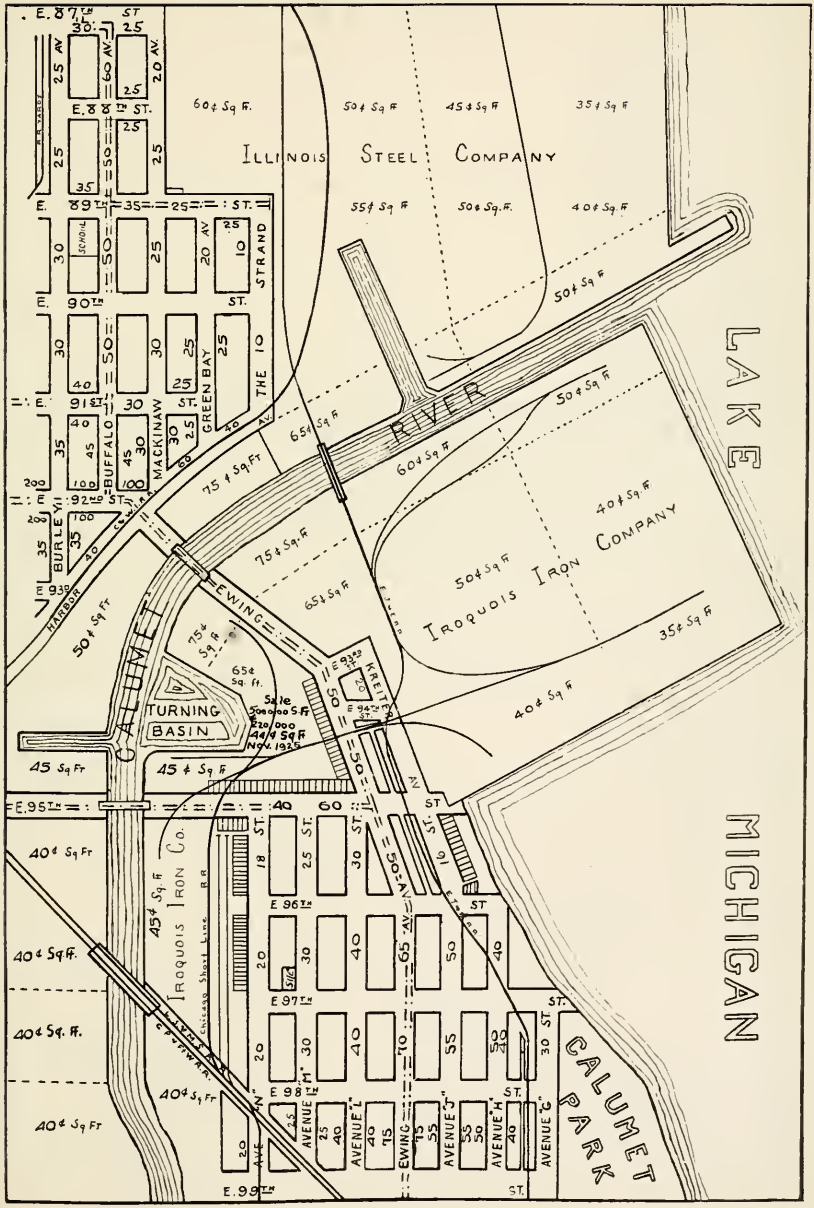

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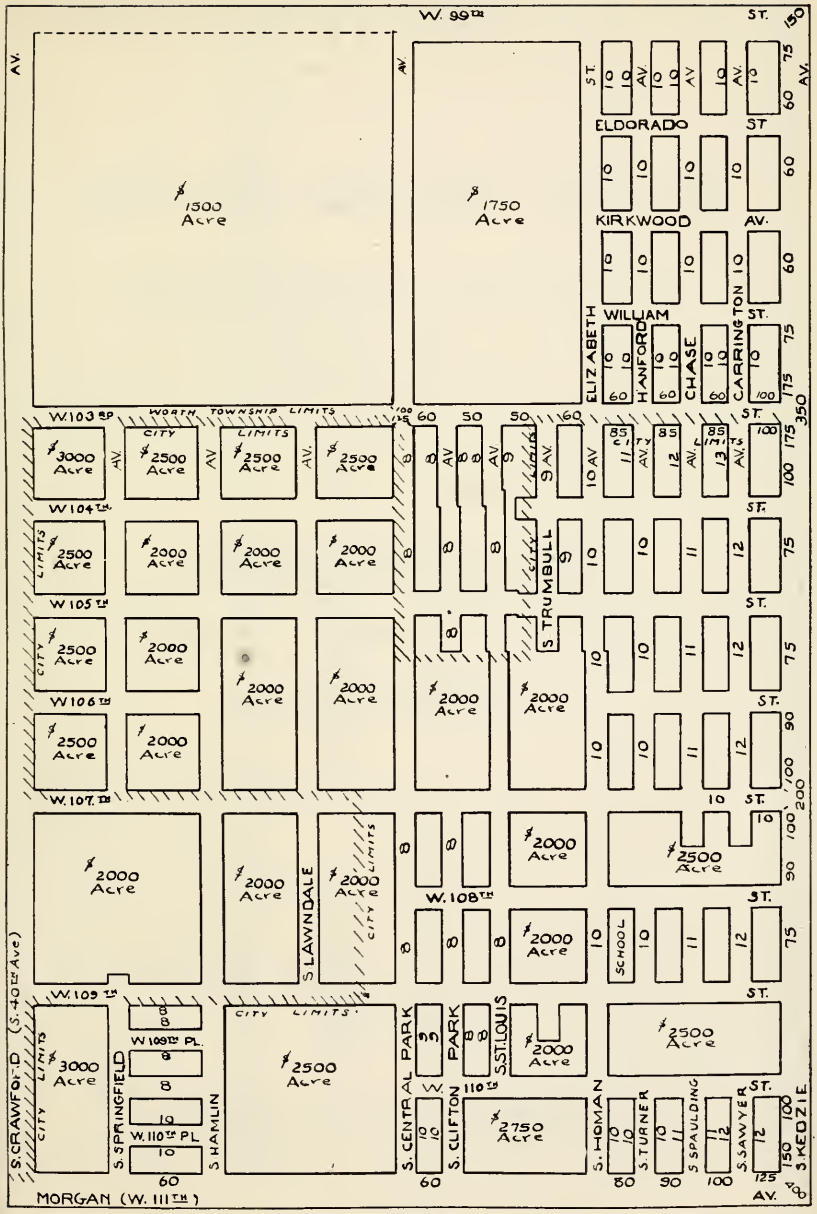
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ELIZABETH
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CHASE
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WORTH TOWNSHIP LIMITS
CITY LIMITS
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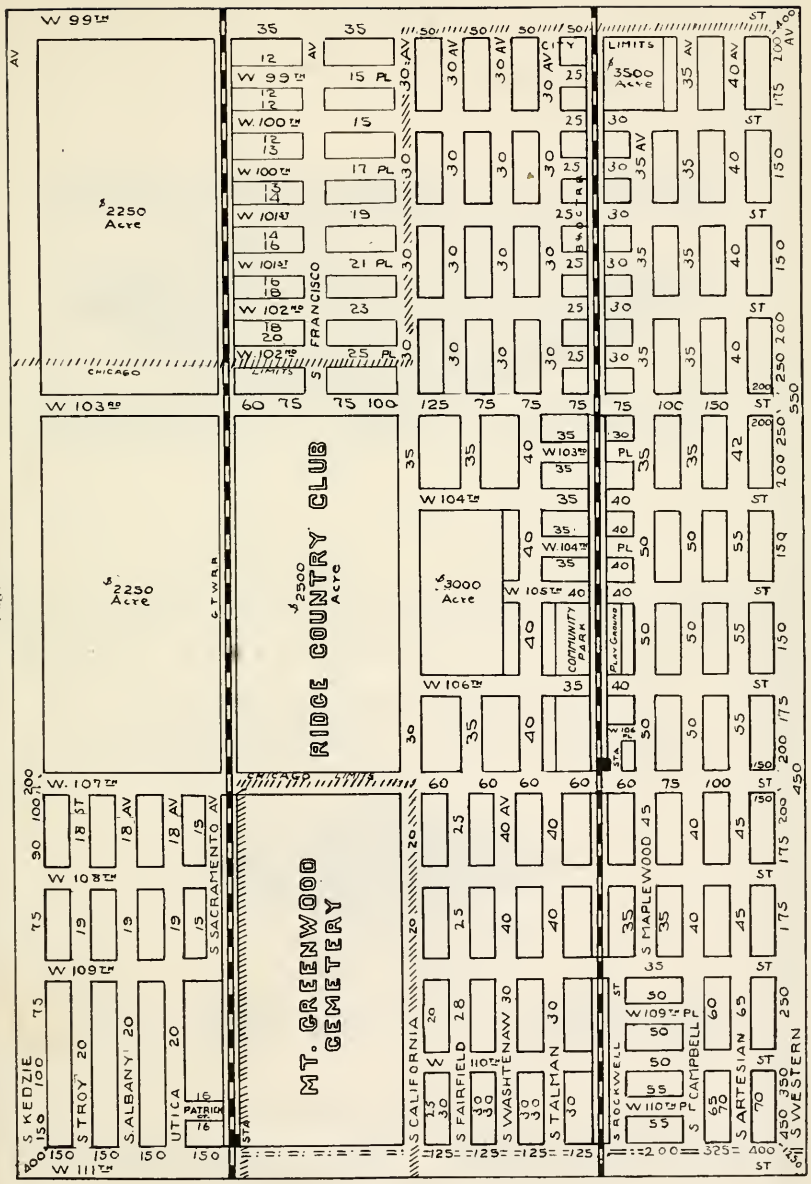

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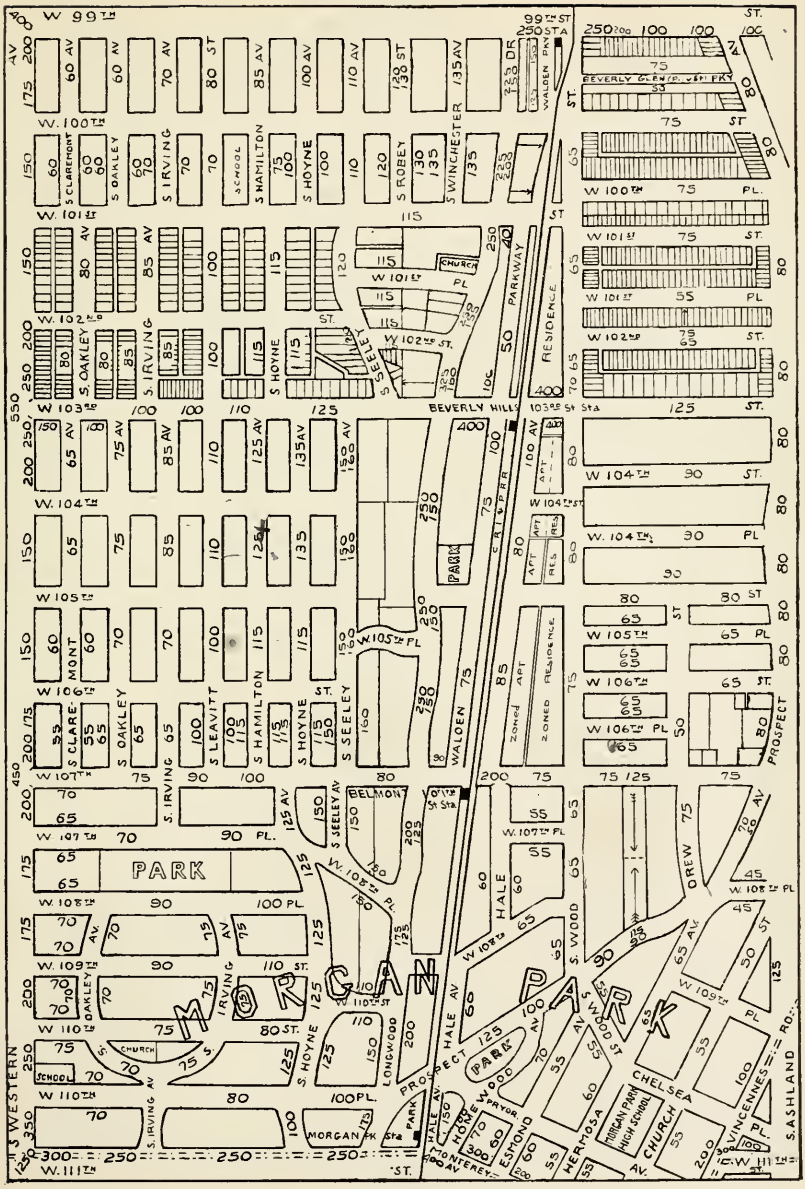

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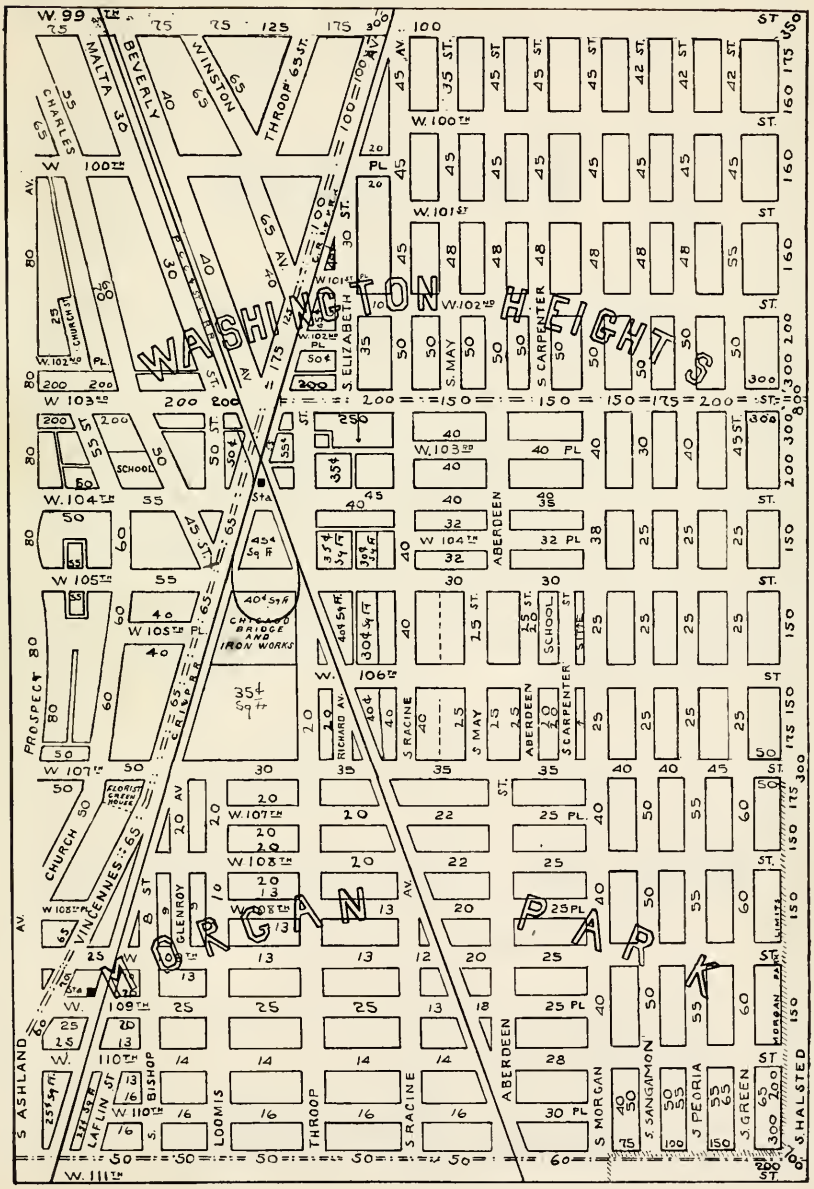

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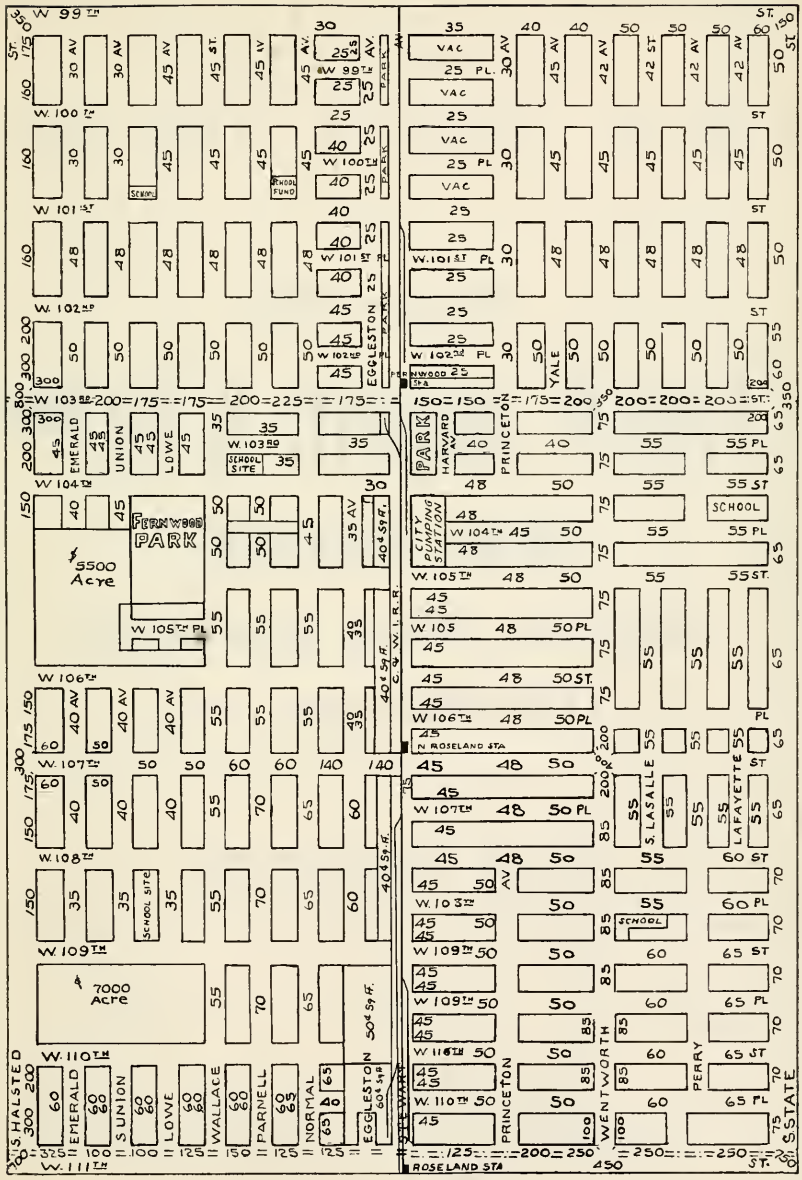

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The Coming Business Streets of Calumet District

We Specialize in
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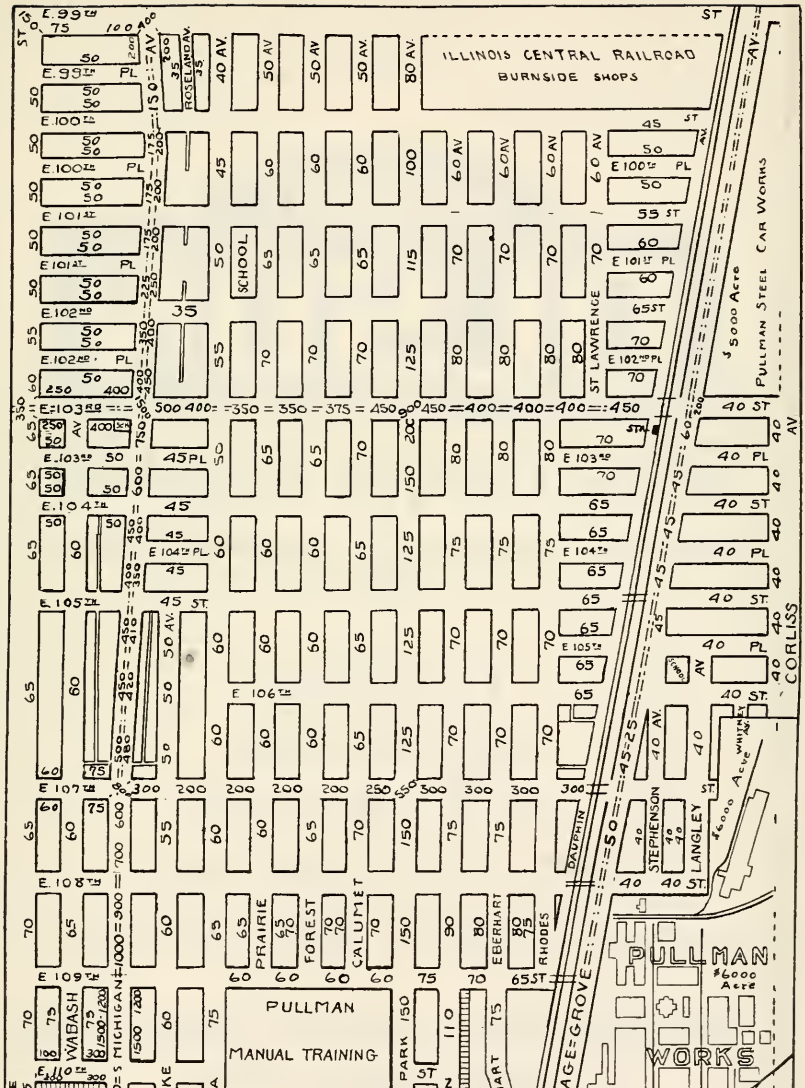

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BRANCH OFFICE.
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(*See Pages 148 and 153*)

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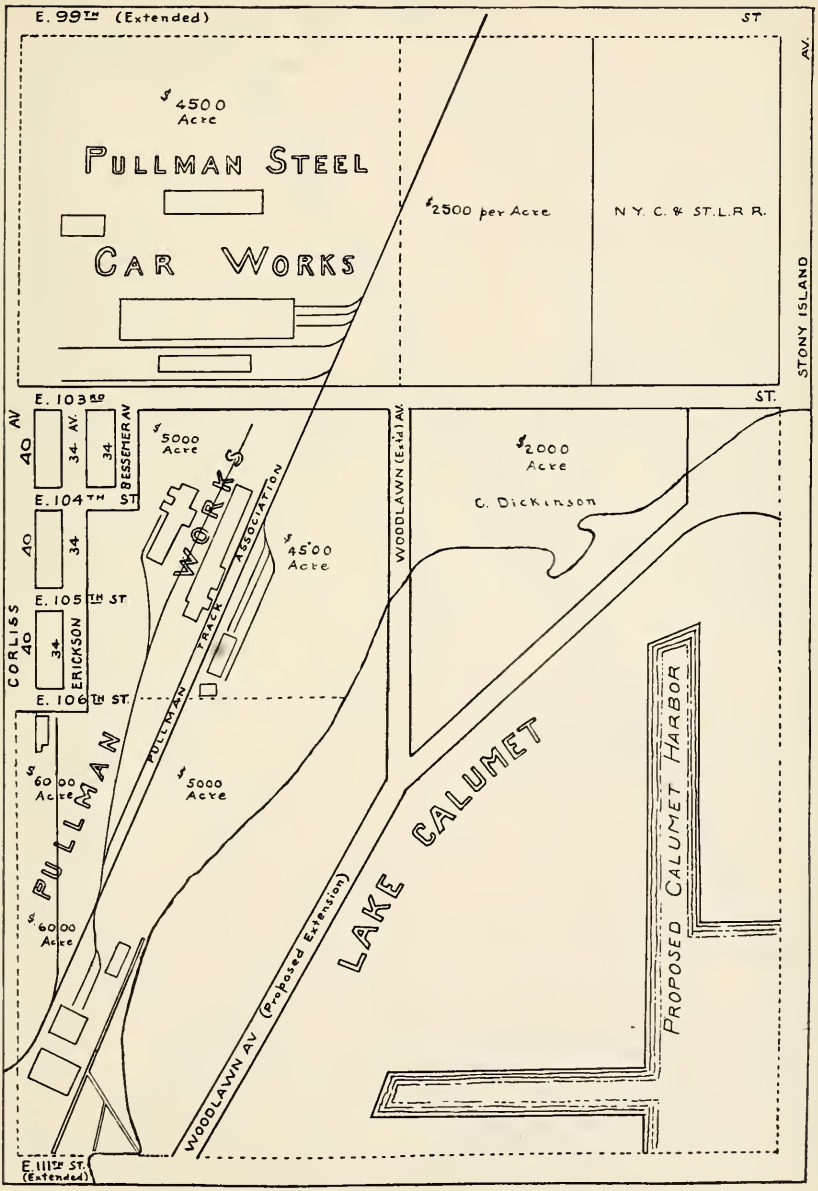

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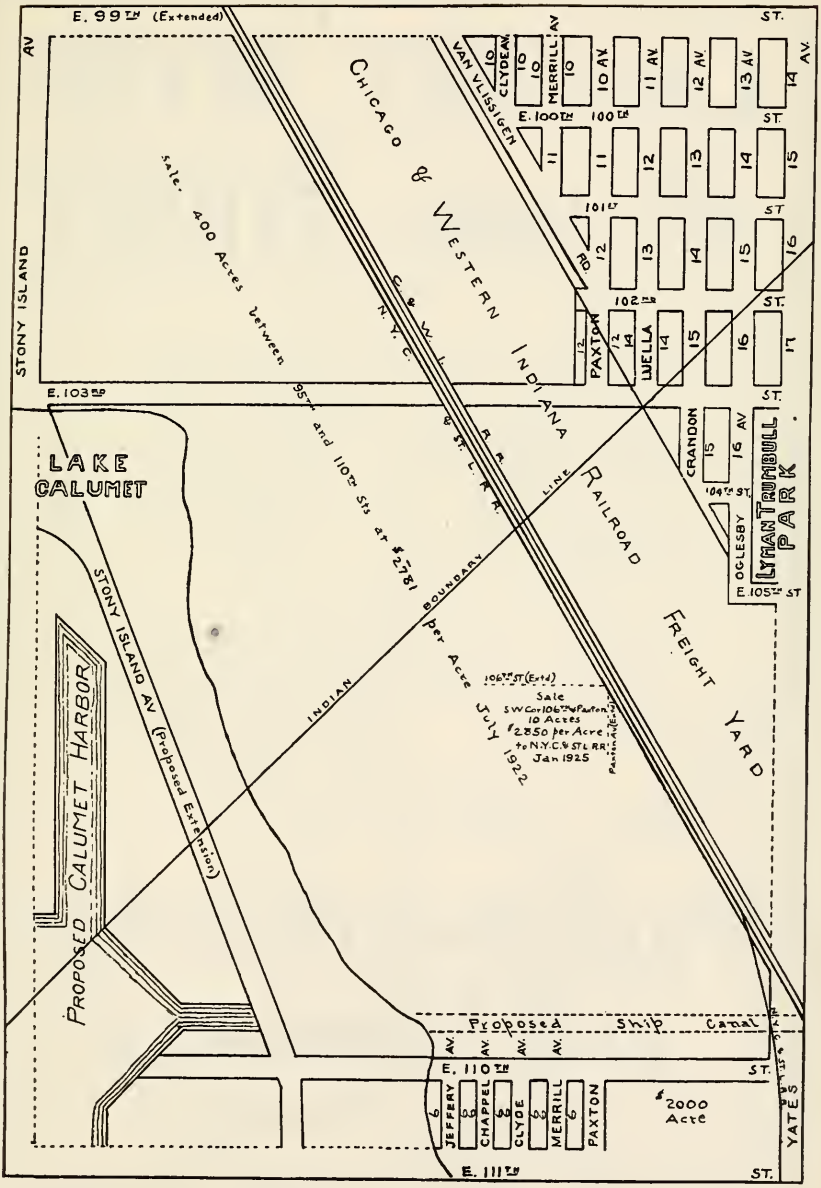

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Desirable, Cheap Industrial Sites in a tract of 60 acres with best rail, dock, private slip facilities.

Low Prices. Terms if Desired.

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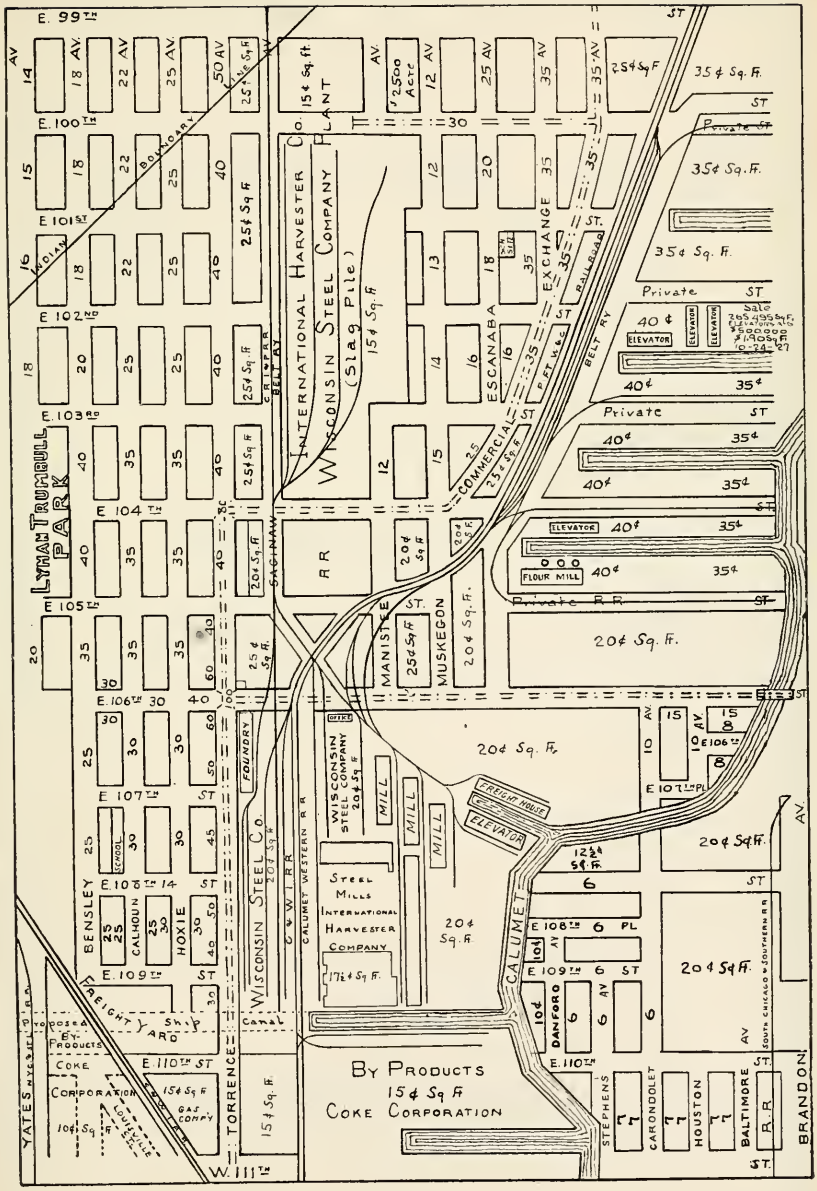

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Low Interest Rates
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CHICAGO

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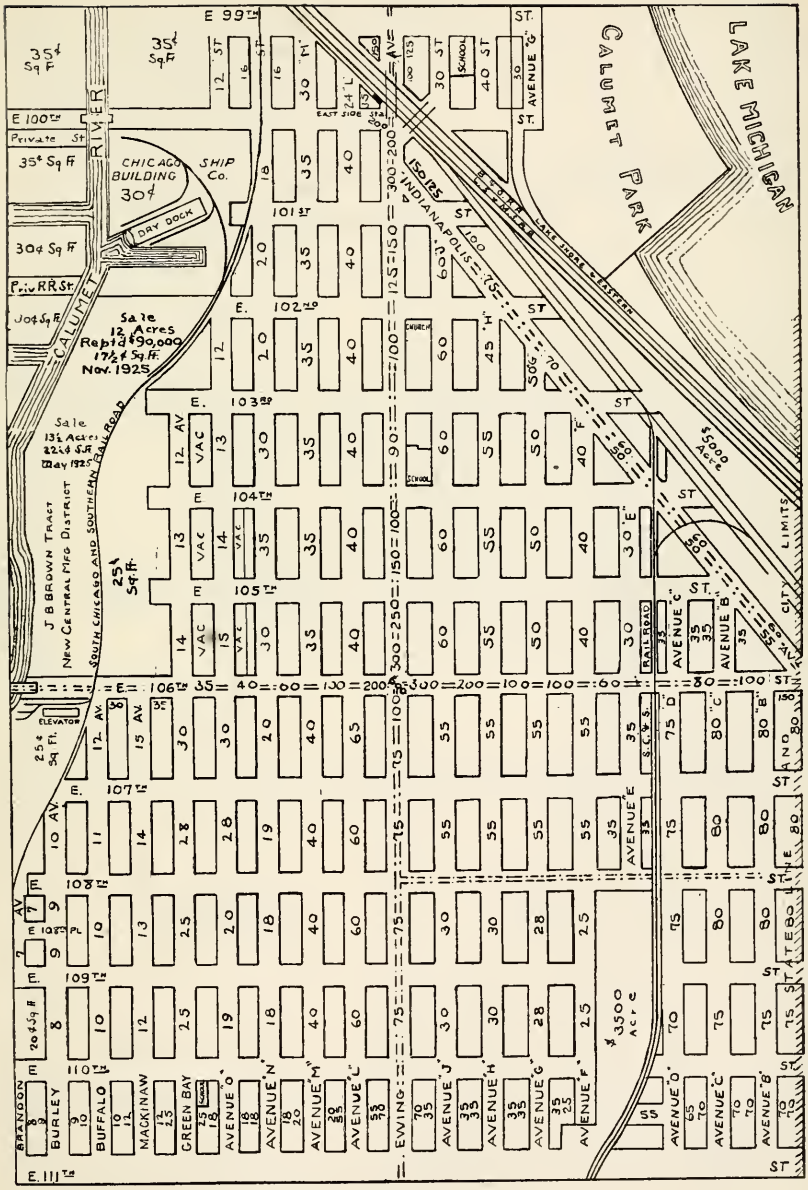

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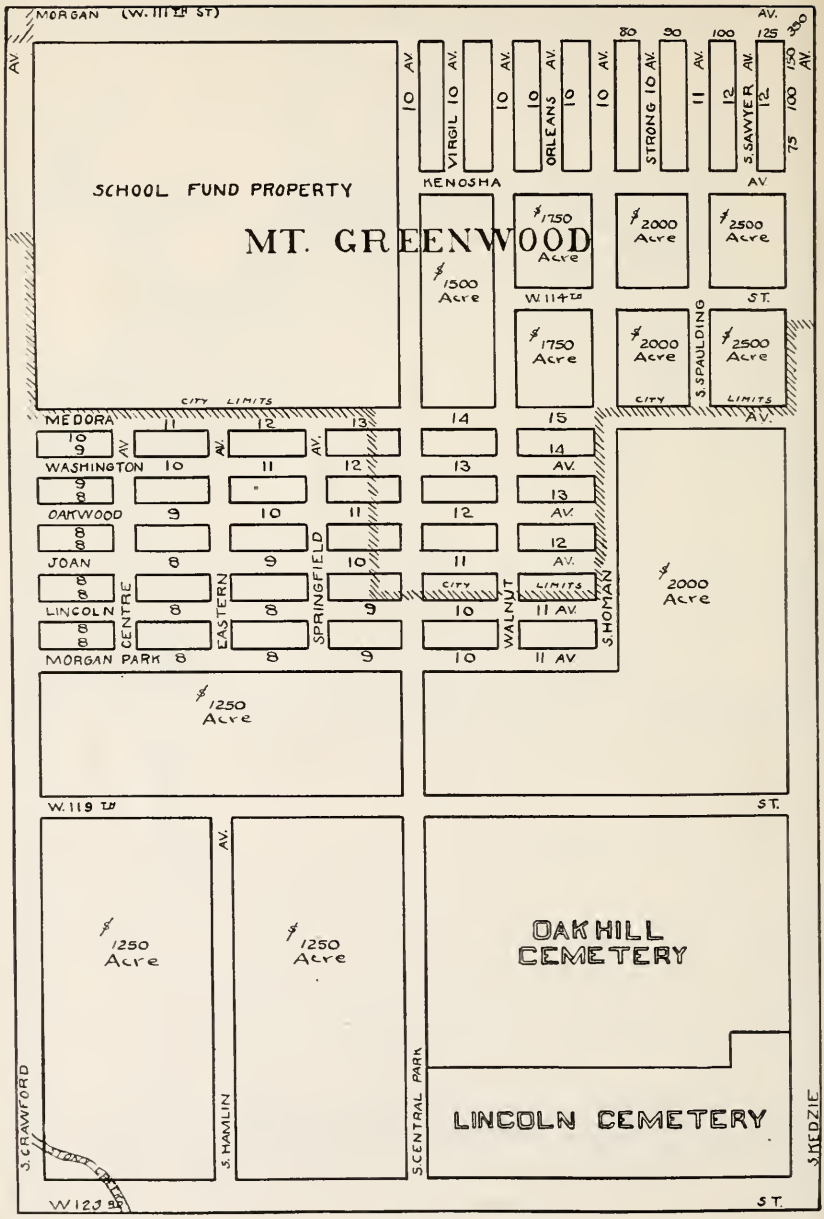
MORGAN (W. 111TH ST)
AV.
SCHOOL FUND PROPERTY
MT. GREENWOOD
VIRGIL
ORLEANS
STRONG
S. SAWYER
KENOSHA
$1750 Acre
$2000 Acre
$2500 Acre
$1500 Acre
W. 114TH
ST.
S. SPAULDING
CITY LIMITS
MEDORA
WASHINGTON
OAKWOOD
JOAN
LINCOLN
MORGAN PARK
CENTRE
EASTERN
SPRINGFIELD
WALNUT
S. HOYNE
$2000 Acre
$1250 Acre
W. 119TH
$1250 Acre
$1250 Acre
S. HAMLIN
S. CENTRAL PARK
OAK HILL CEMETERY
LINCOLN CEMETERY
S. CRAWFORD
S. KEDZIE
W. 123RD
ST.

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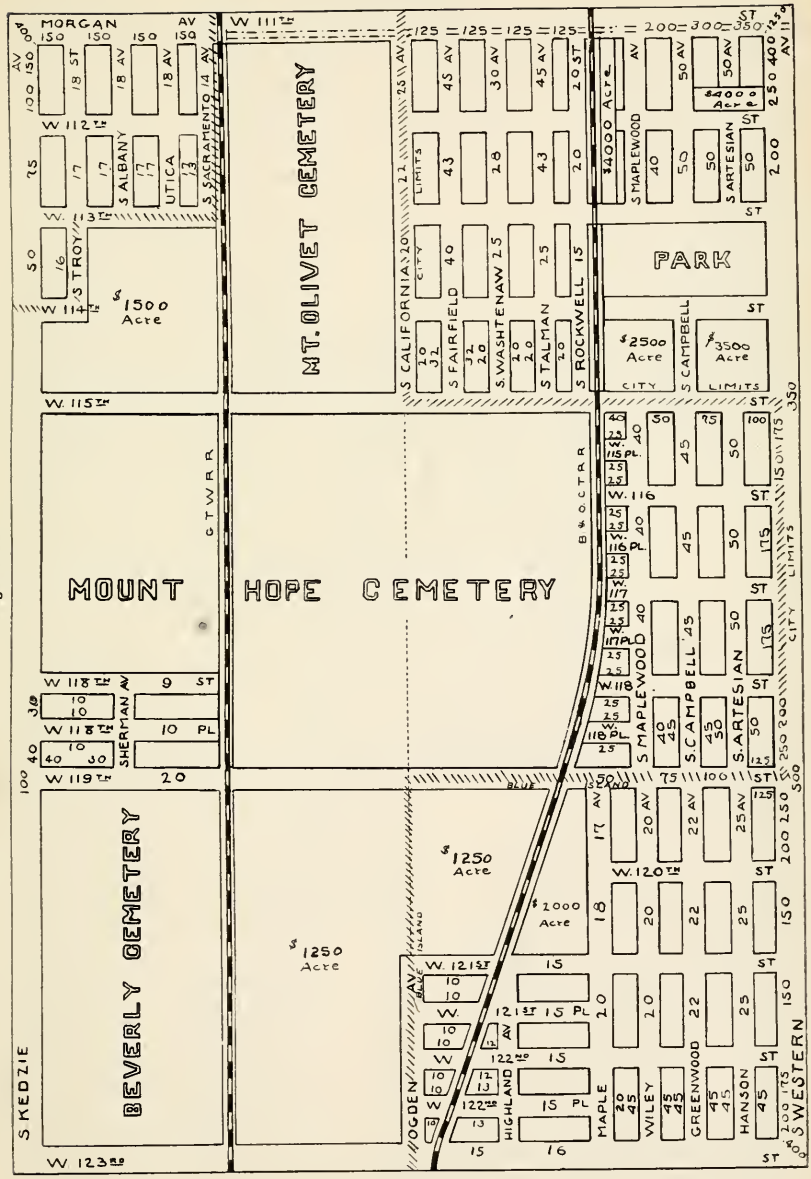

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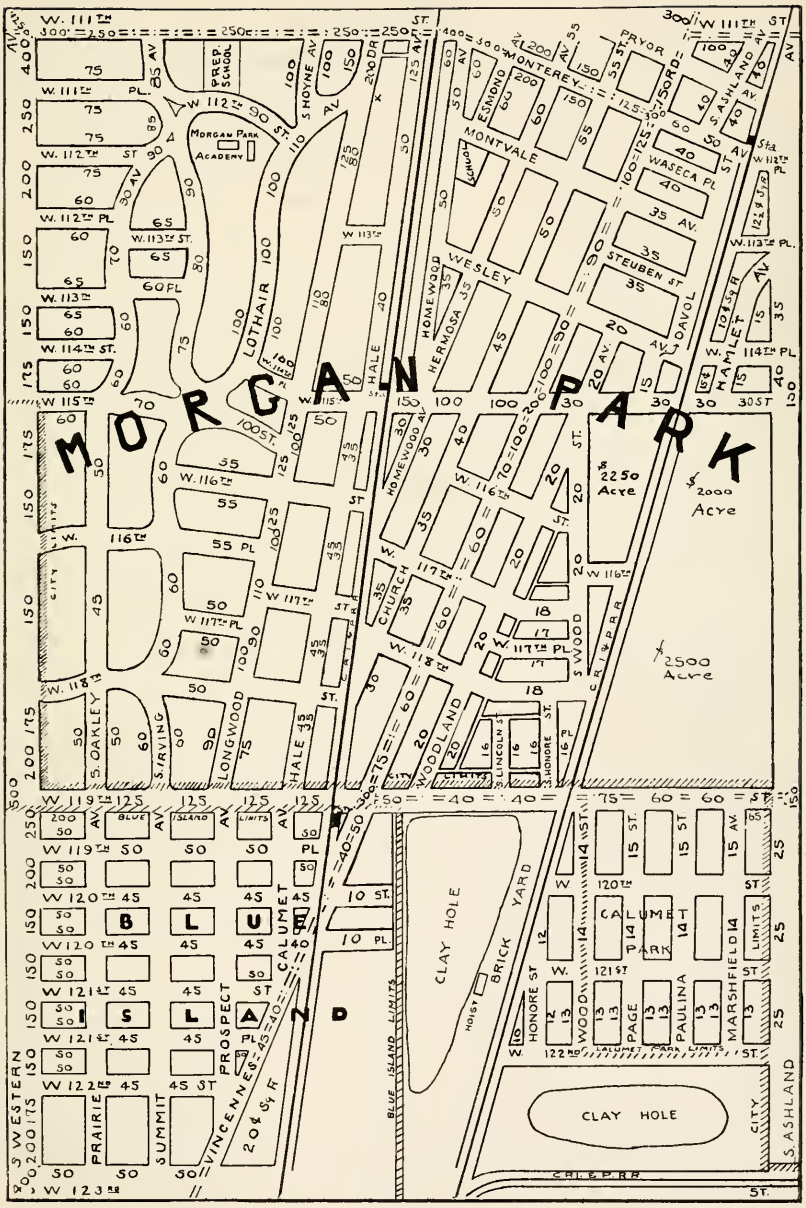

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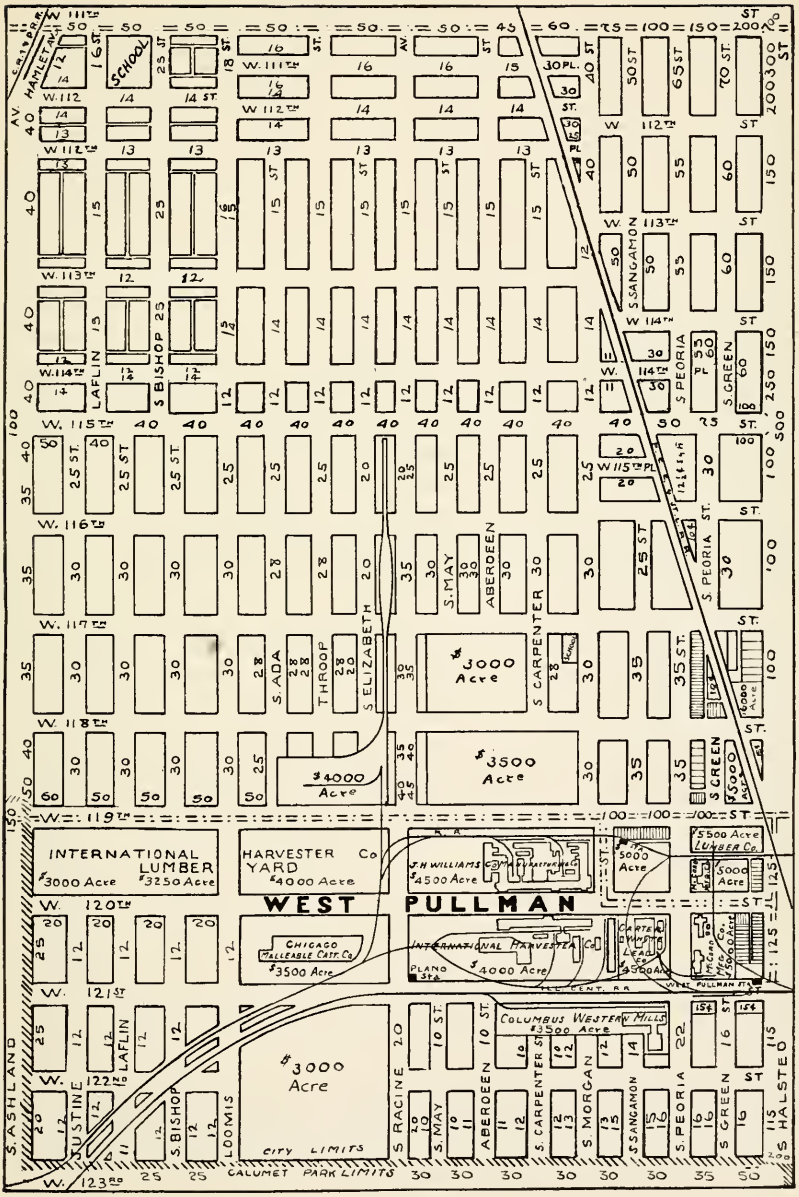

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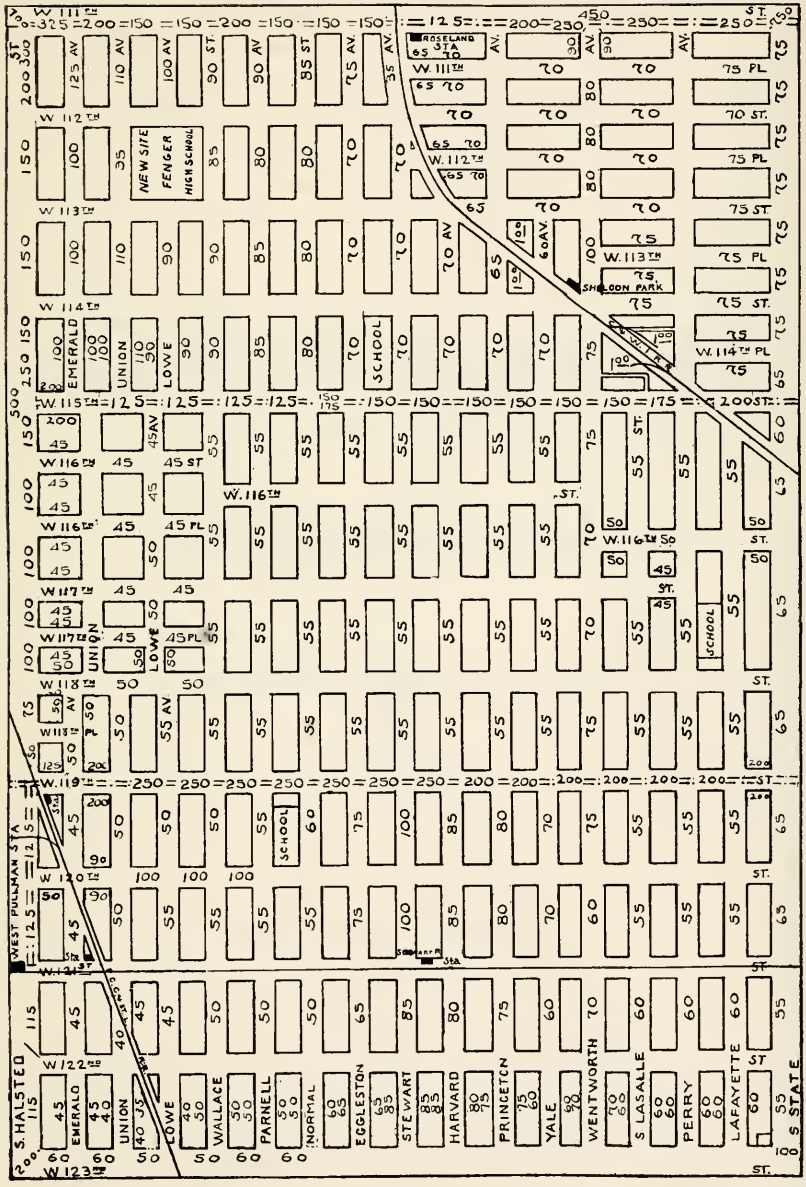

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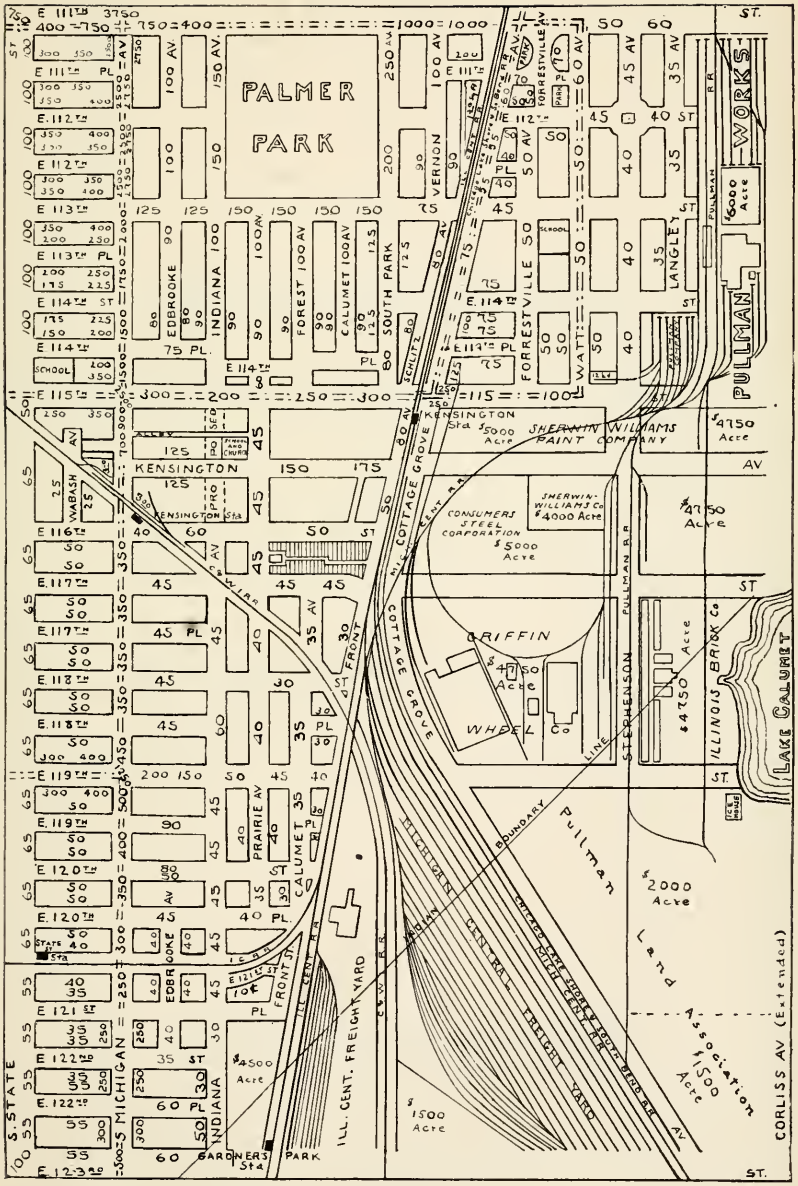

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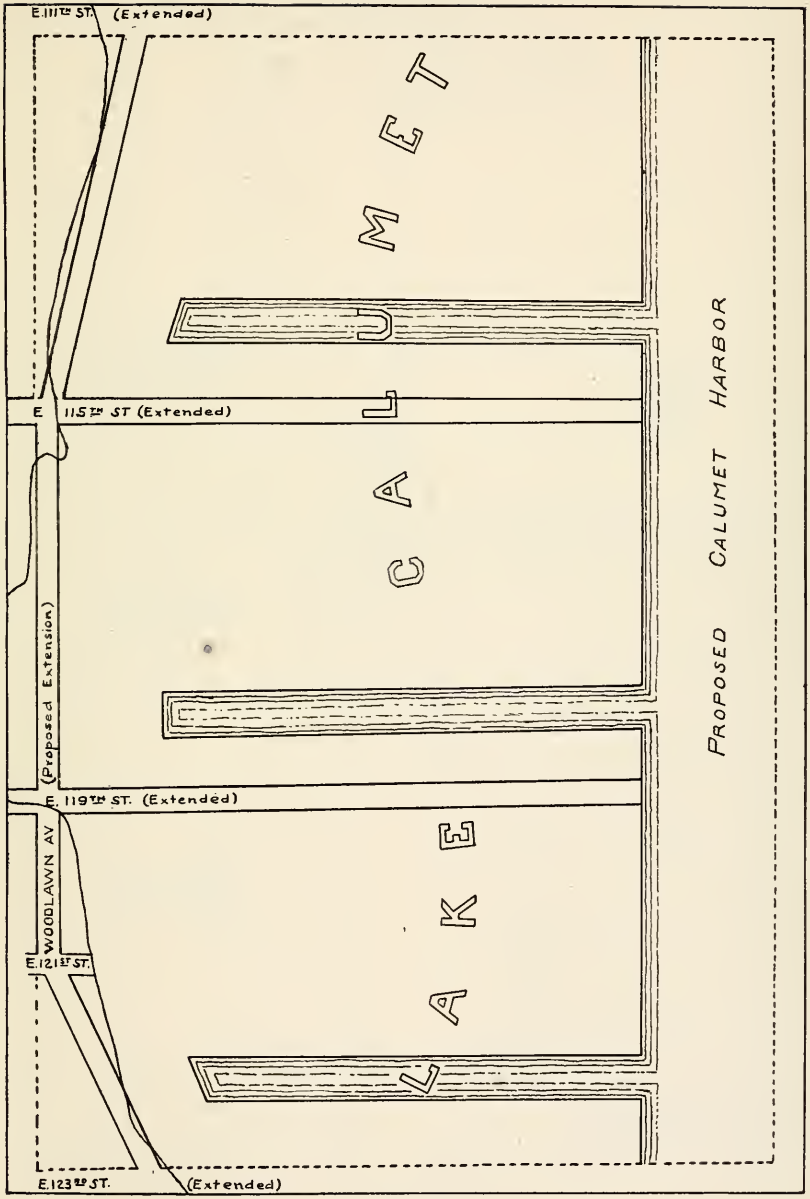

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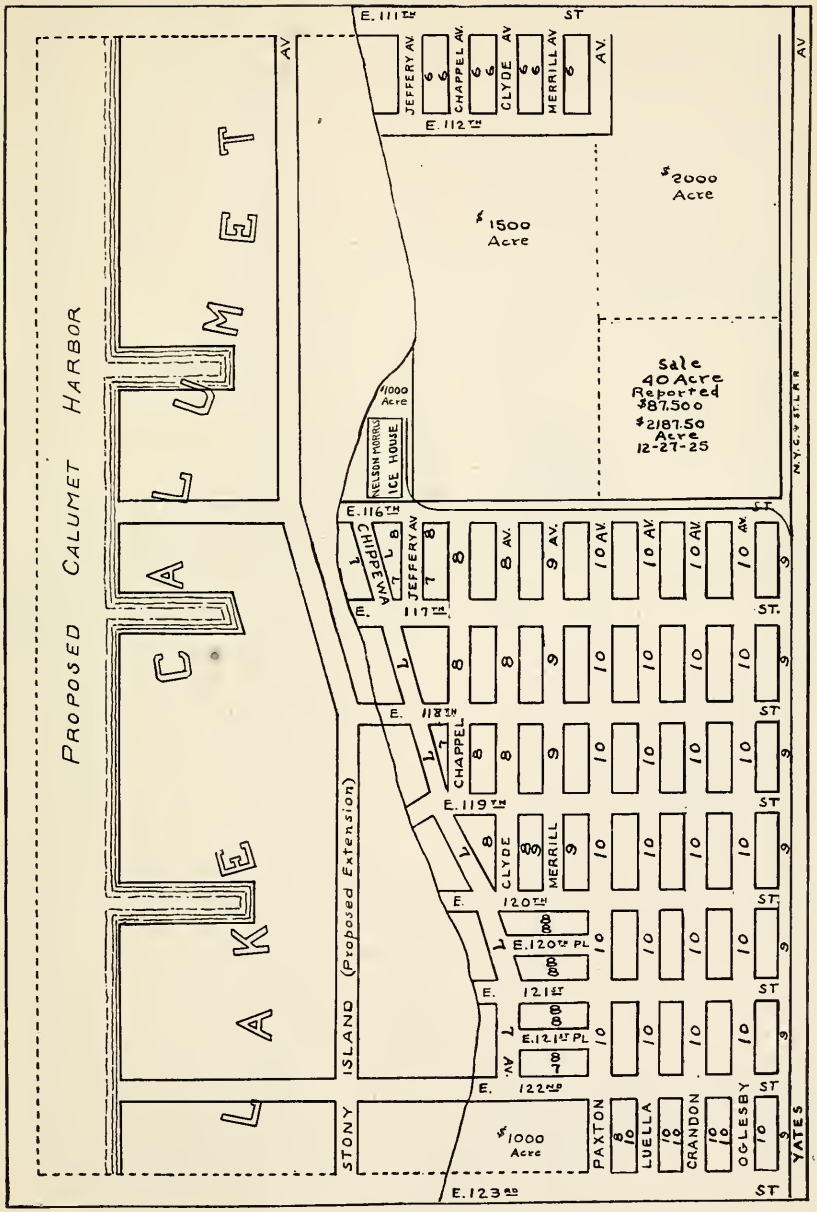

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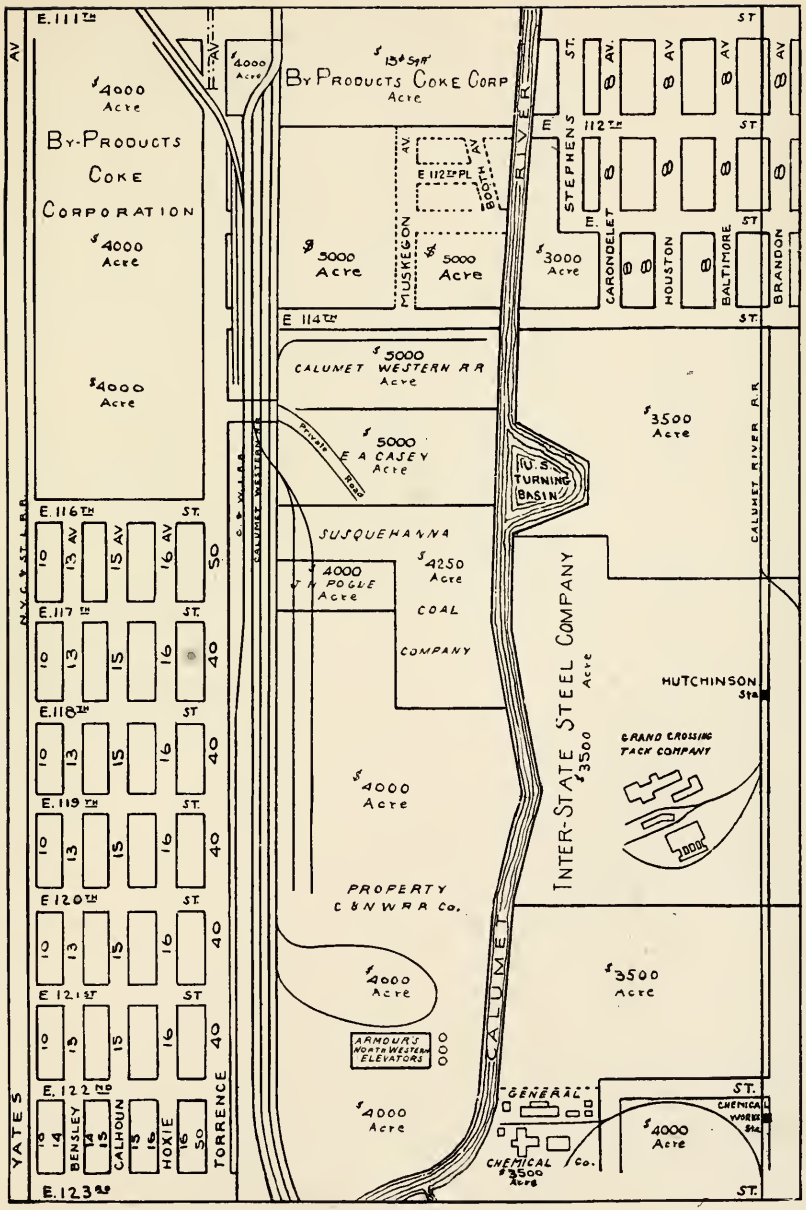

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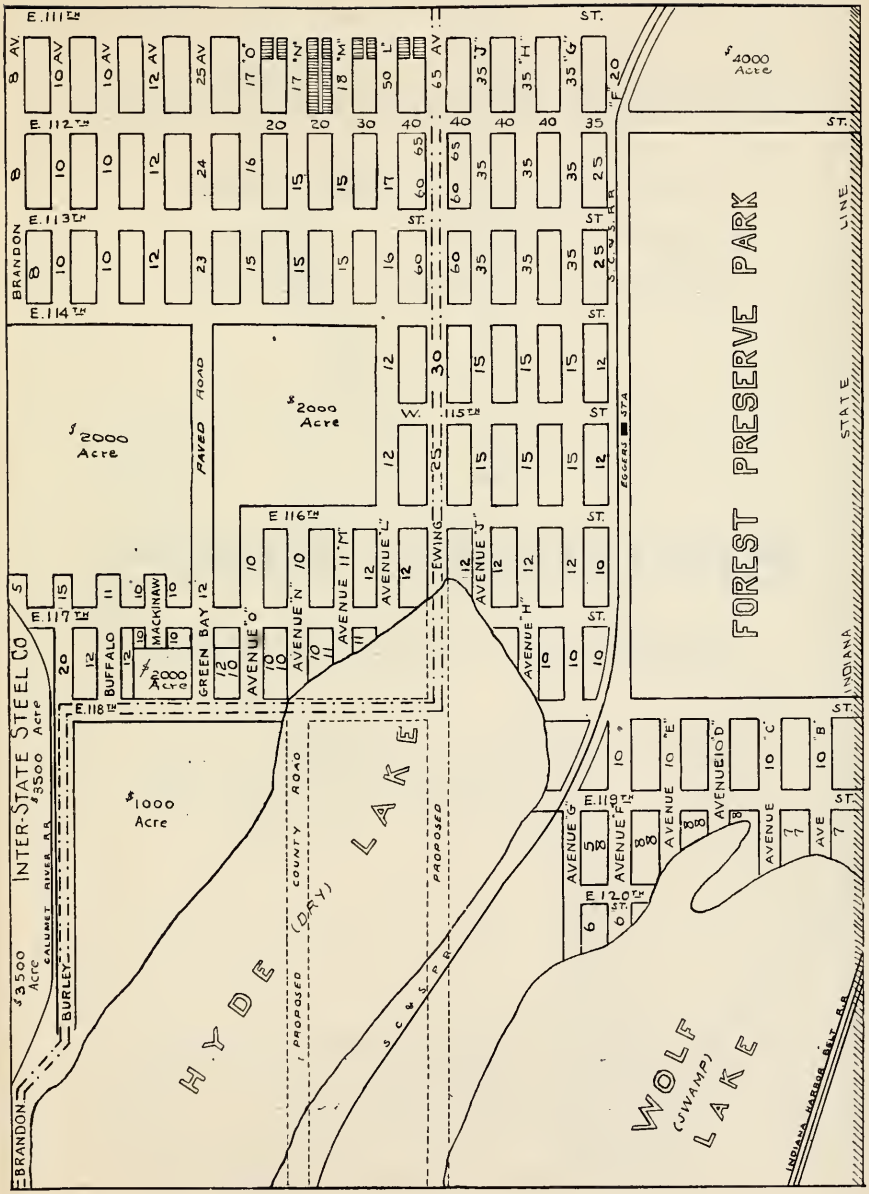

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"Complete Insurance Service"

The facilities of this office anticipate the needs of the Agent or Broker in all forms of insurance.

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Cook County Department Managers representing Strong Old Line Companies only

175 West Jackson Boulevard
CHICAGO, ILLINOIS

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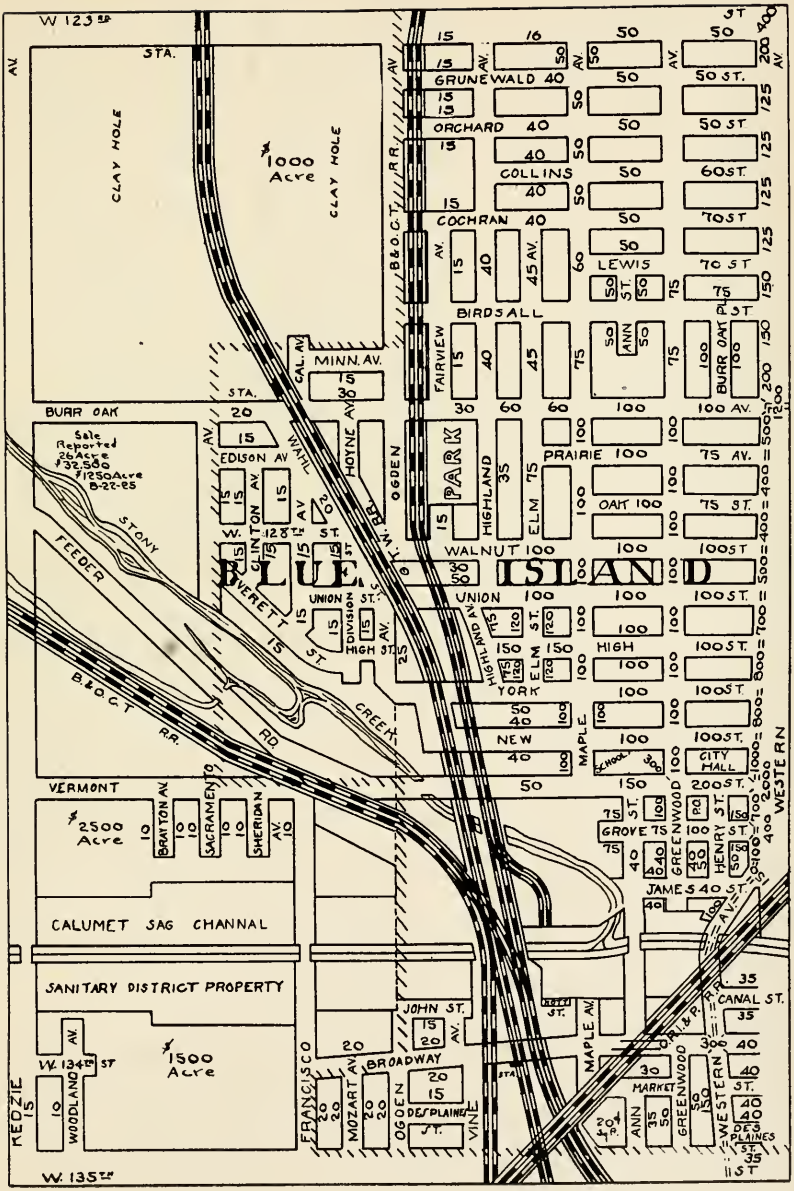
BLUE ISLAND
PARK
CLAY HOLE
$1000 Acre
$2500 Acre
$1500 Acre
Sale Reported 26 Acre $32,500 $1250 Acre B-22-25
CALUMET SAG CHANNAL
SANITARY DISTRICT PROPERTY
W. 123rd
W. 135th
GRUNEWALD
ORCHARD
COLLINS
COCHRAN
LEWIS
BIRDSALL
BURR OAK
PRAIRIE
OAK
WALNUT
UNION
HIGH
YORK
NEW
VERMONT
GROVE
JAMES
CANAL ST.
MARKET
JOHN ST.
BROADWAY
DES PLAINES
WESTERN
MAPLE AV.
GREENWOOD
ANN
HENRY ST.
CITY HALL
SCHOOL
B. & O. C. T. R.R.
C. R. I. & P. R.R.
STONY ISLAND
FEEDER
CREEK
EDISON AV
CLINTON AV
EVERETT
HIGHLAND AV.
ELM ST.
OGDEN
FAIRVIEW
HOYNE AV.
WAHL
CAL. AV.
MINN. AV.
BRAYTON AV.
SACRAMENTO
SHERIDAN AV.
WOODLAND AV.
KEDZIE
FRANCISCO
MOZART AV.
VINEL

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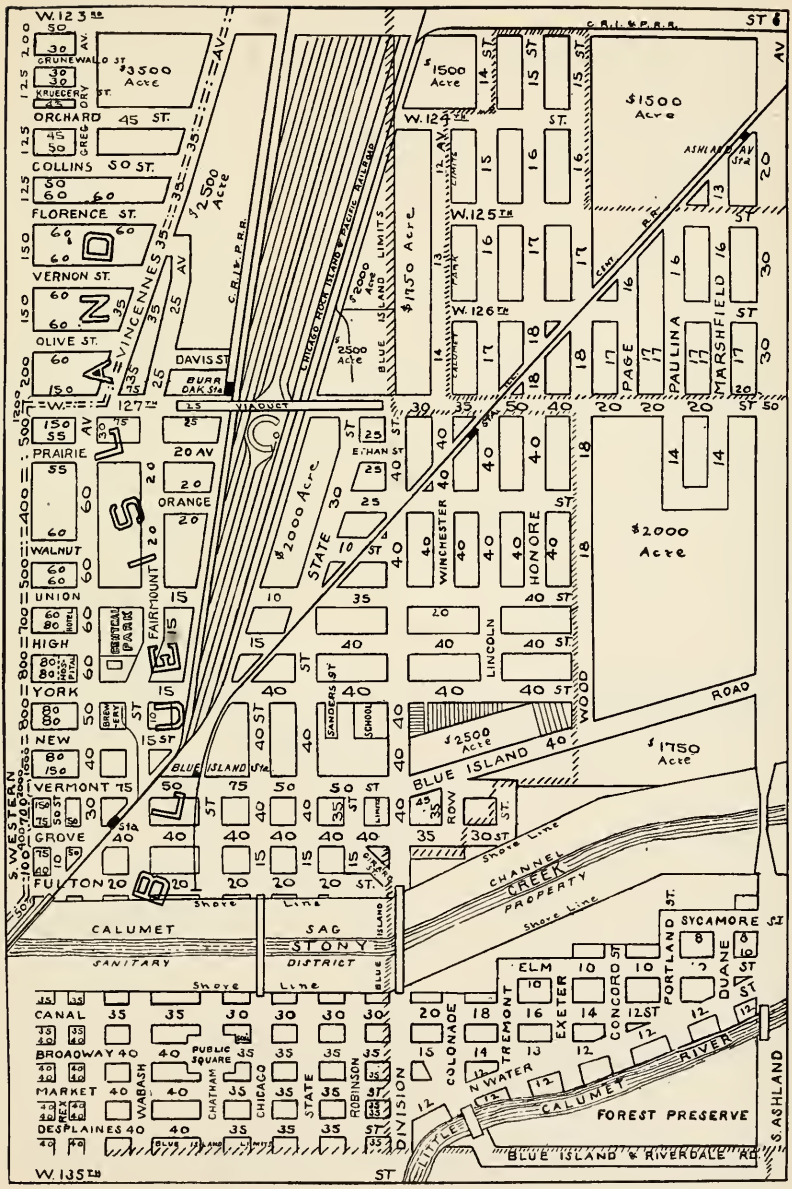

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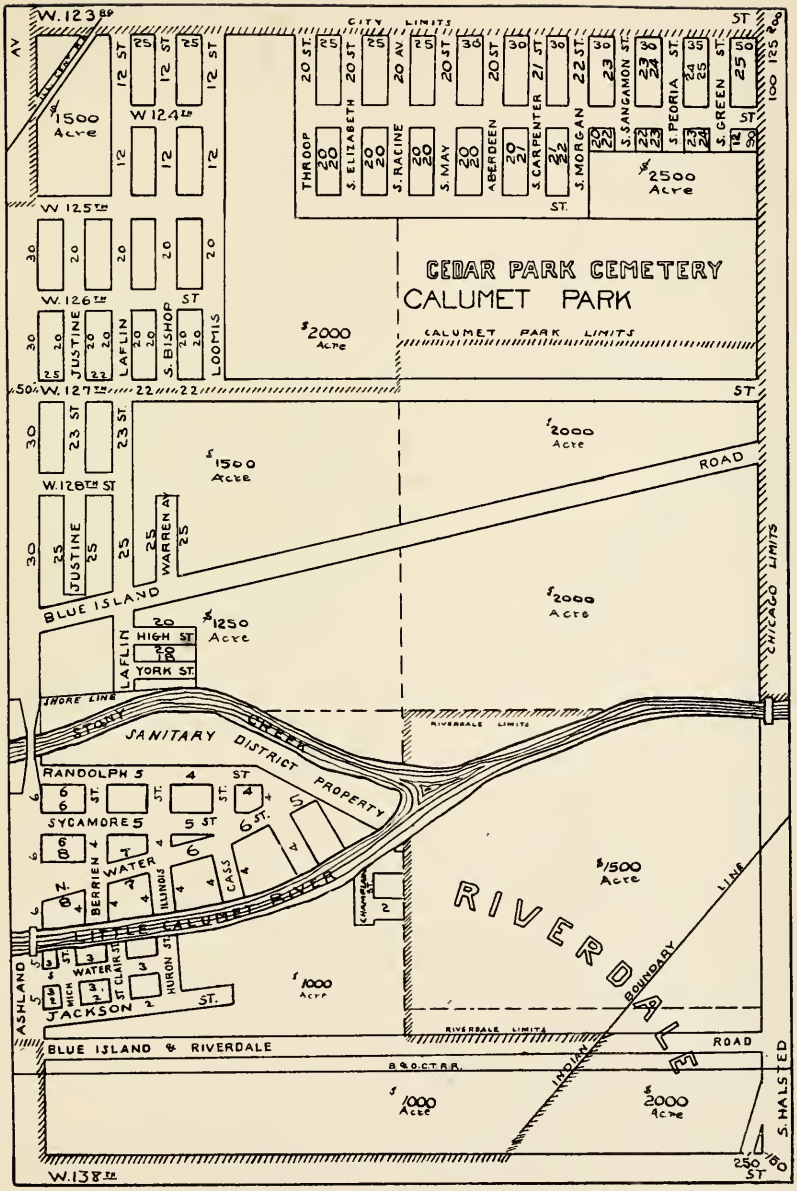
CITY LIMITS
W. 123rd ST
W 124th
W 125th
W. 126th ST
W. 127th
W. 128th ST
W. 138th
S. ELIZABETH
S. RACINE
S. MAY
ABERDEEN
S. CARPENTER
S. MORGAN
S. SANGAMON ST.
S. PEORIA ST.
S. GREEN ST
THROOP
JUSTINE
LAFLIN
S. BISHOP
LOOMIS
WARREN AV
CEDAR PARK CEMETERY
CALUMET PARK
CALUMET PARK LIMITS
$1500 Acre
$2500 Acre
$2000 Acre
$1500 Acre
$1250 Acre
$1500 Acre
$1000 Acre
BLUE ISLAND
HIGH ST
YORK ST.
SHORE LINE
SANITARY DISTRICT PROPERTY
CREEK
RIVERDALE LIMITS
RANDOLPH
SYCAMORE
WATER
BERRIEN
ILLINOIS
CASS
CHAMPLAIN
LITTLE CALUMET RIVER
RIVERDALE
INDIAN BOUNDARY LINE
ASHLAND
ST CLAIR
HURON ST
WICH
JACKSON ST.
BLUE ISLAND & RIVERDALE ROAD
B.&O.C.T.R.R.
S. HALSTED
ROAD
CITY LIMITS
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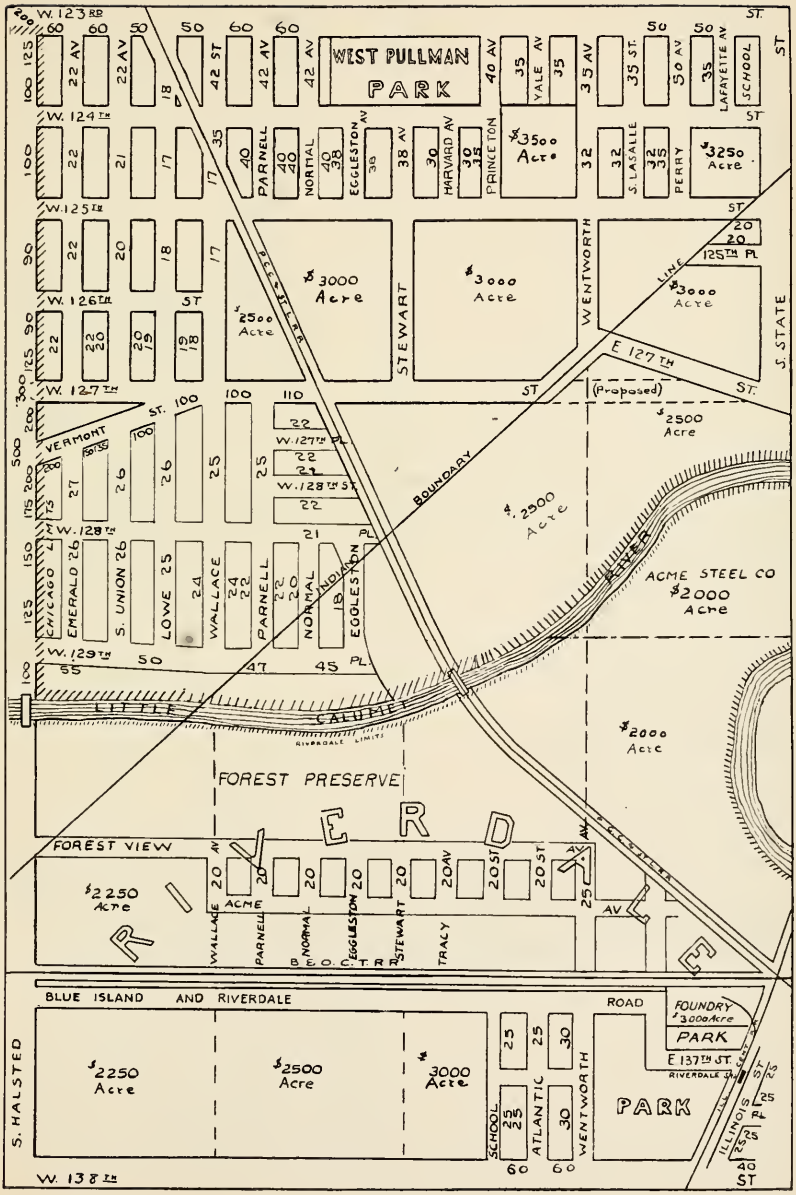

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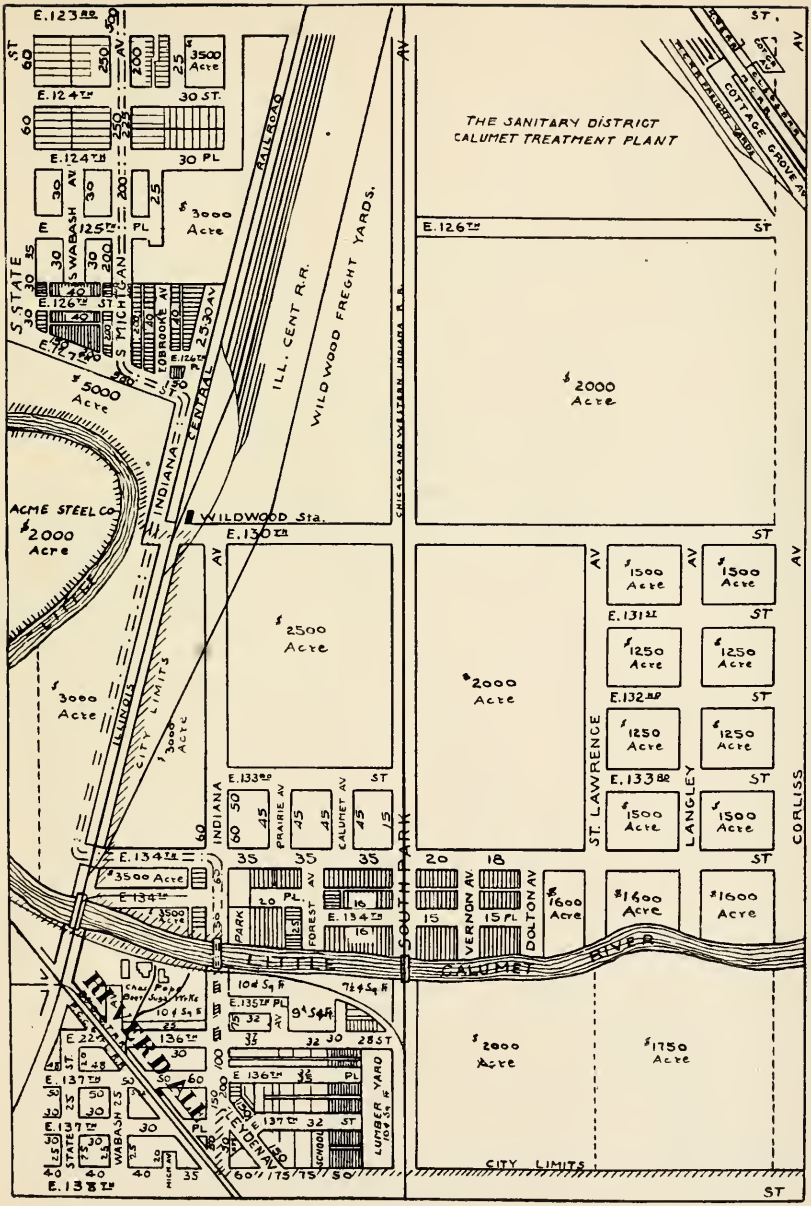

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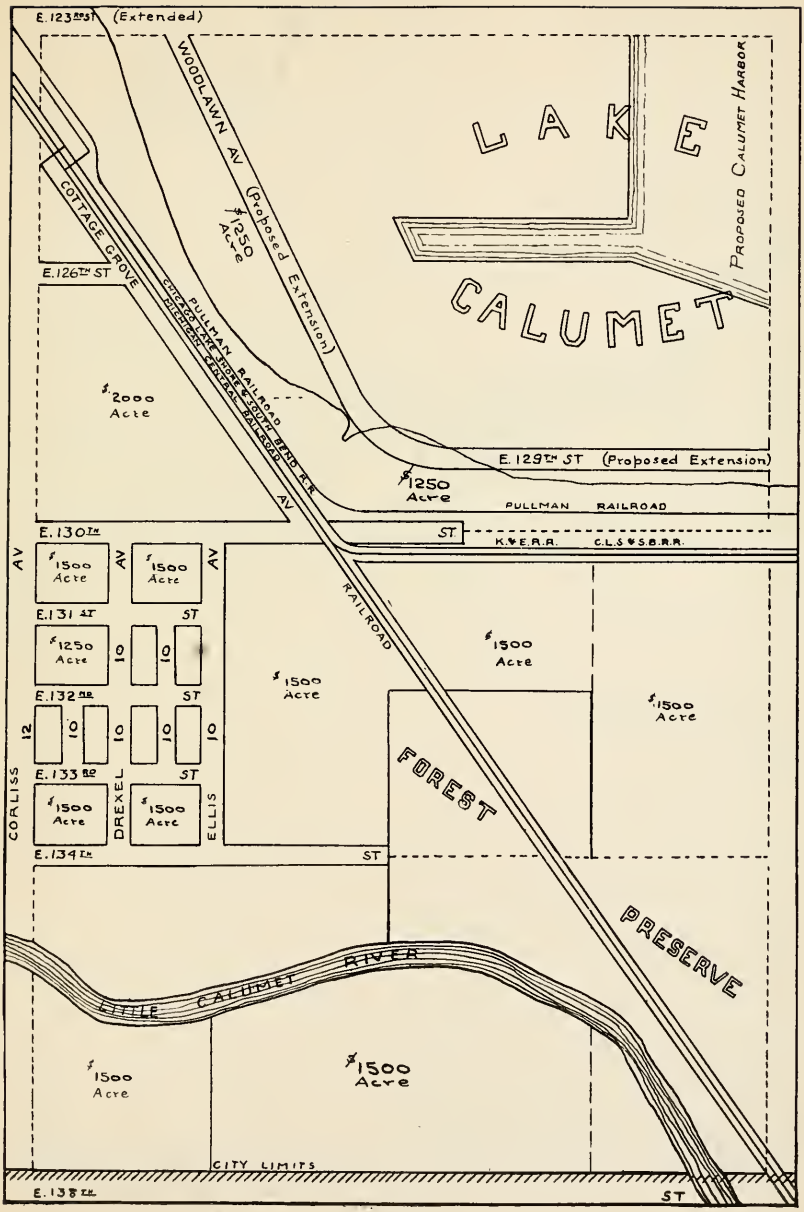

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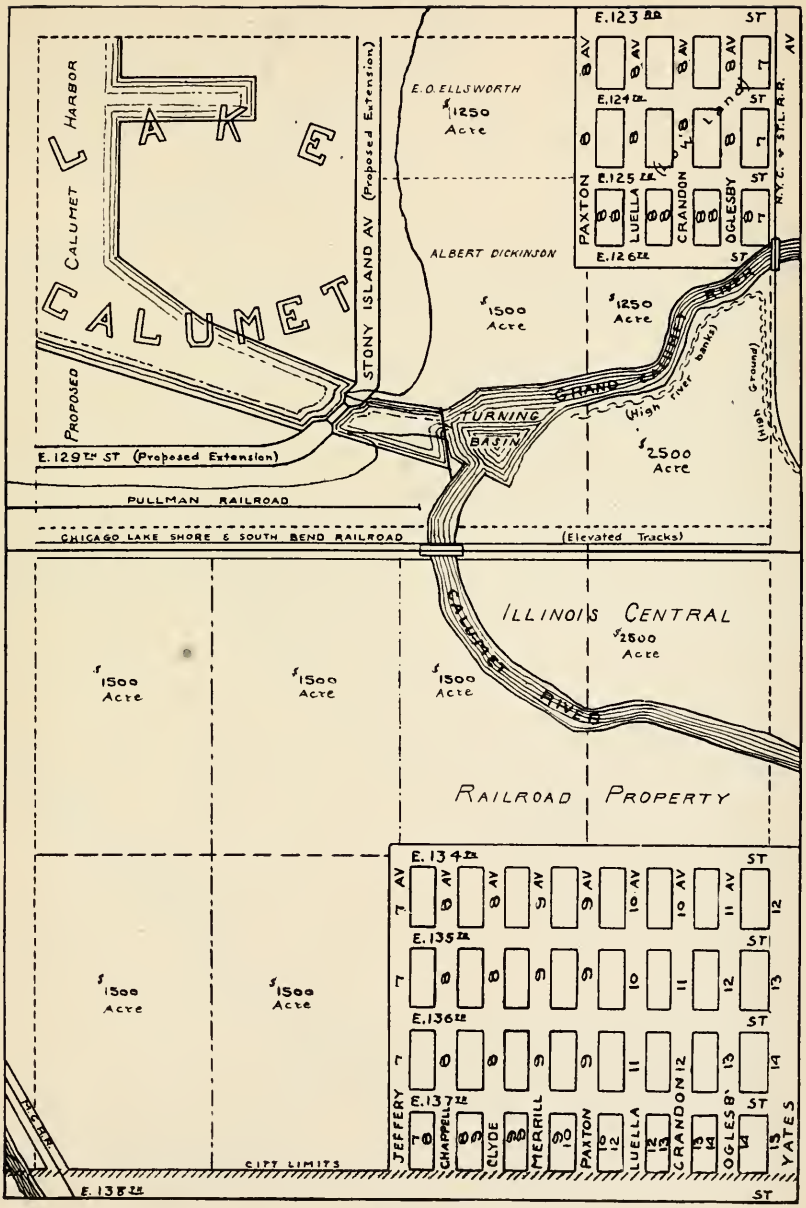

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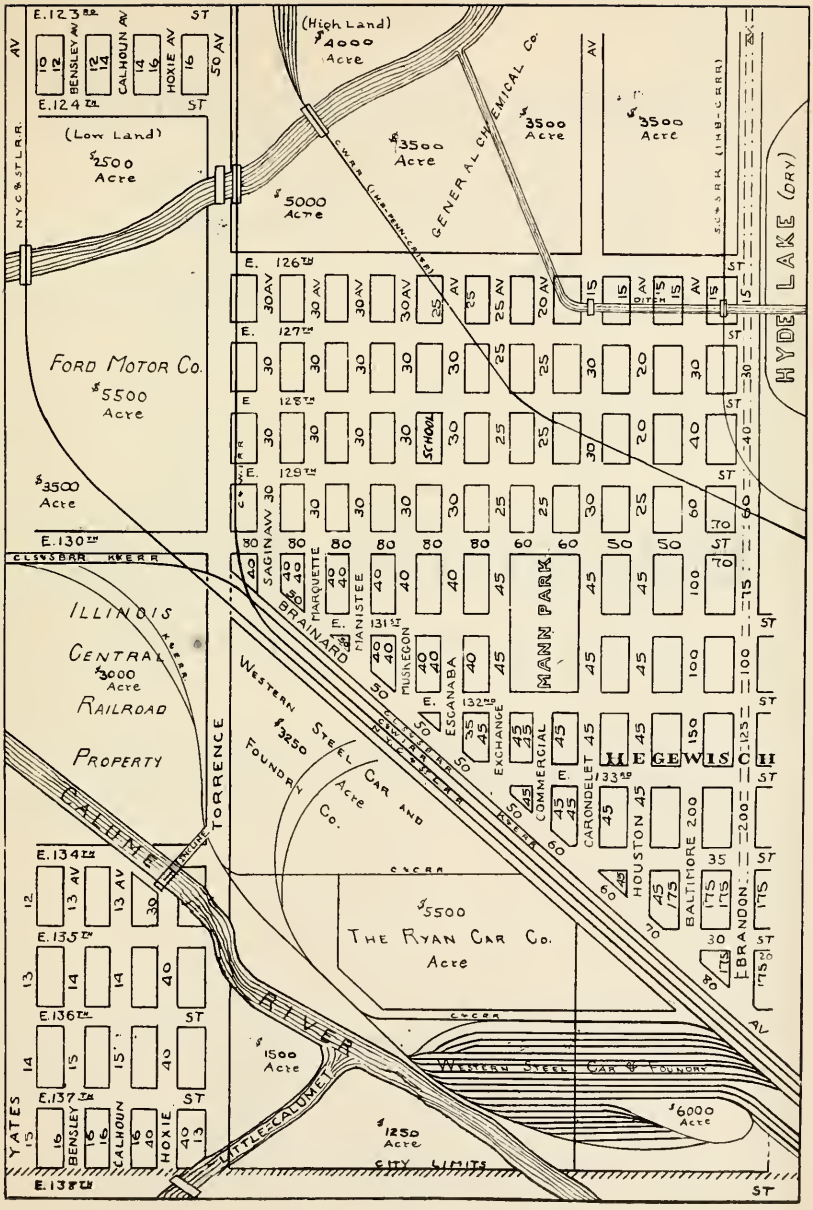

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TELEPHONE WABASH 2056

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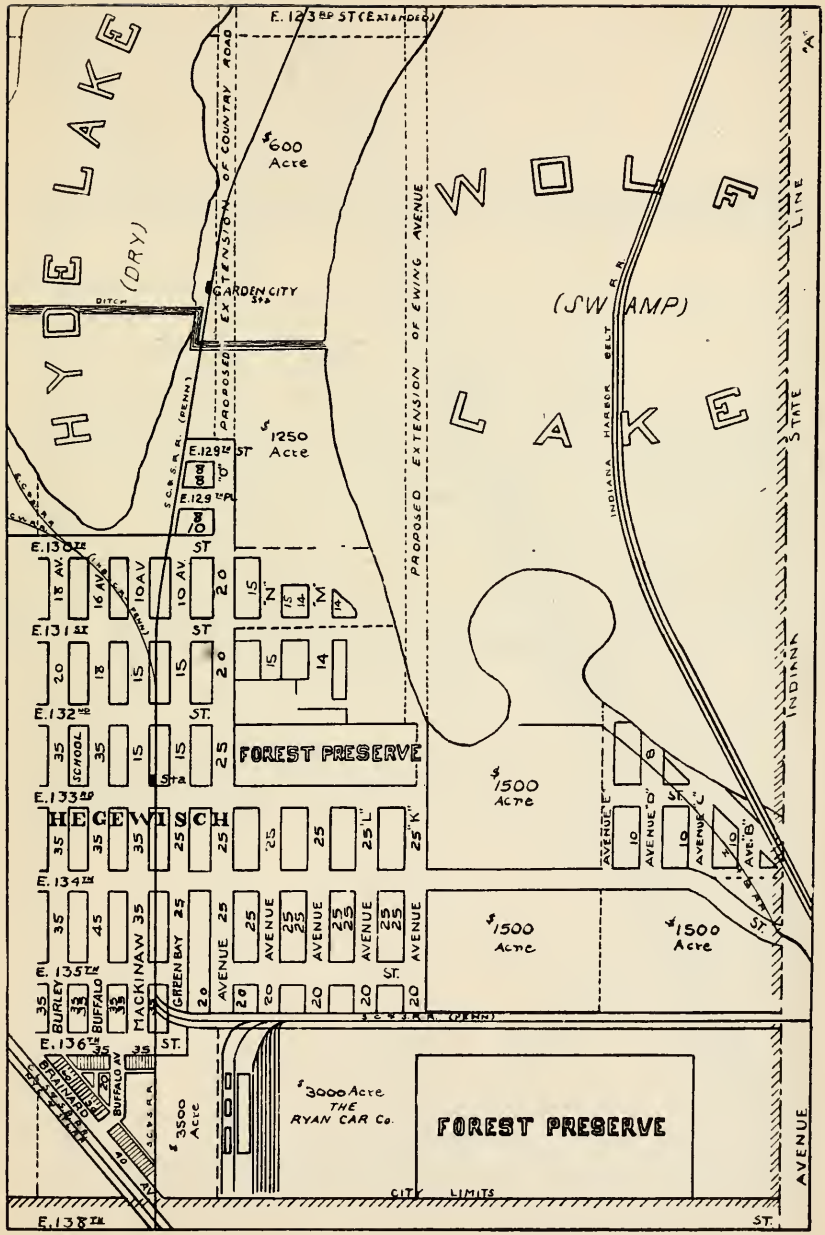

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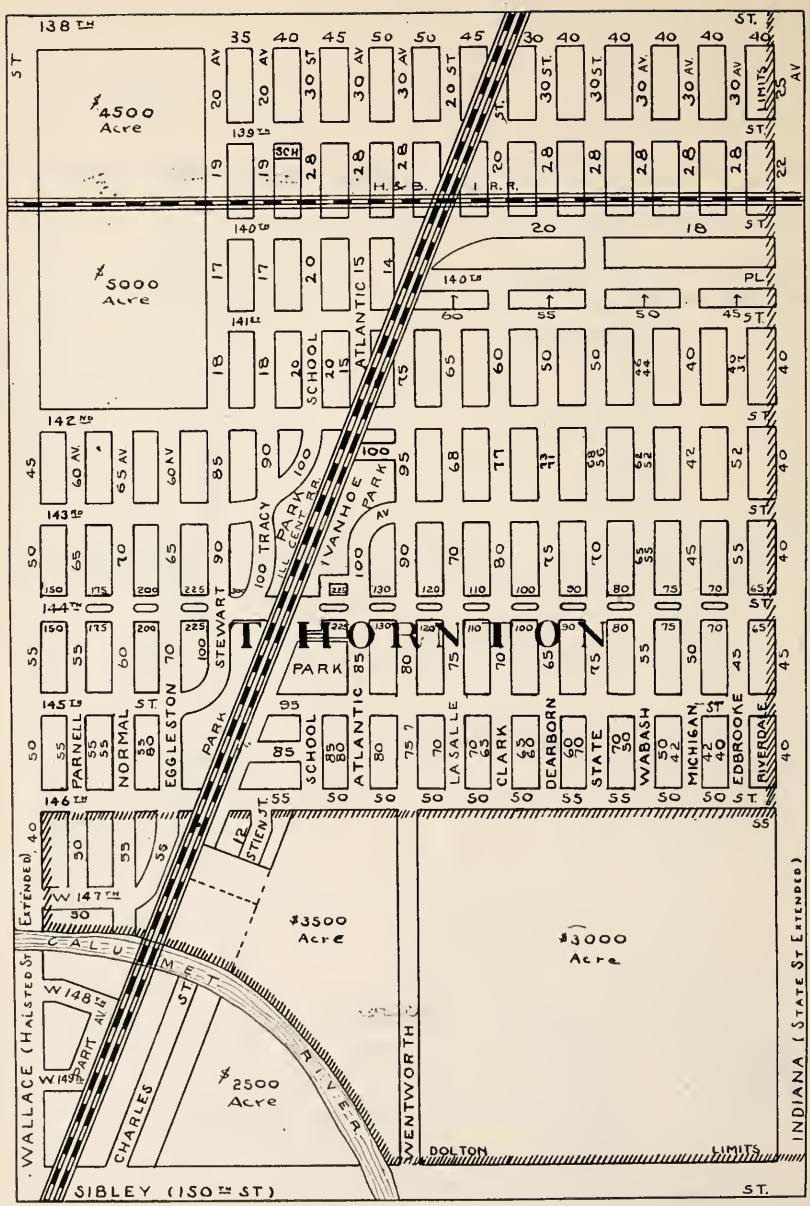

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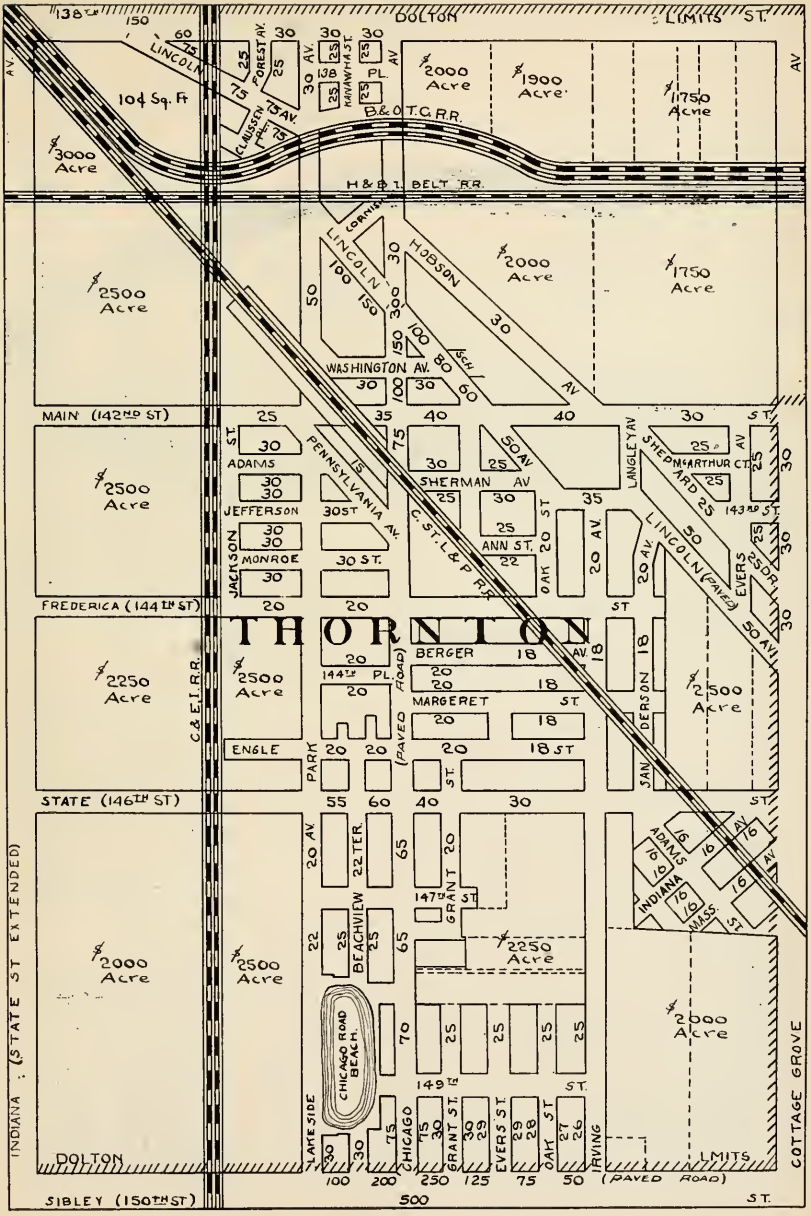

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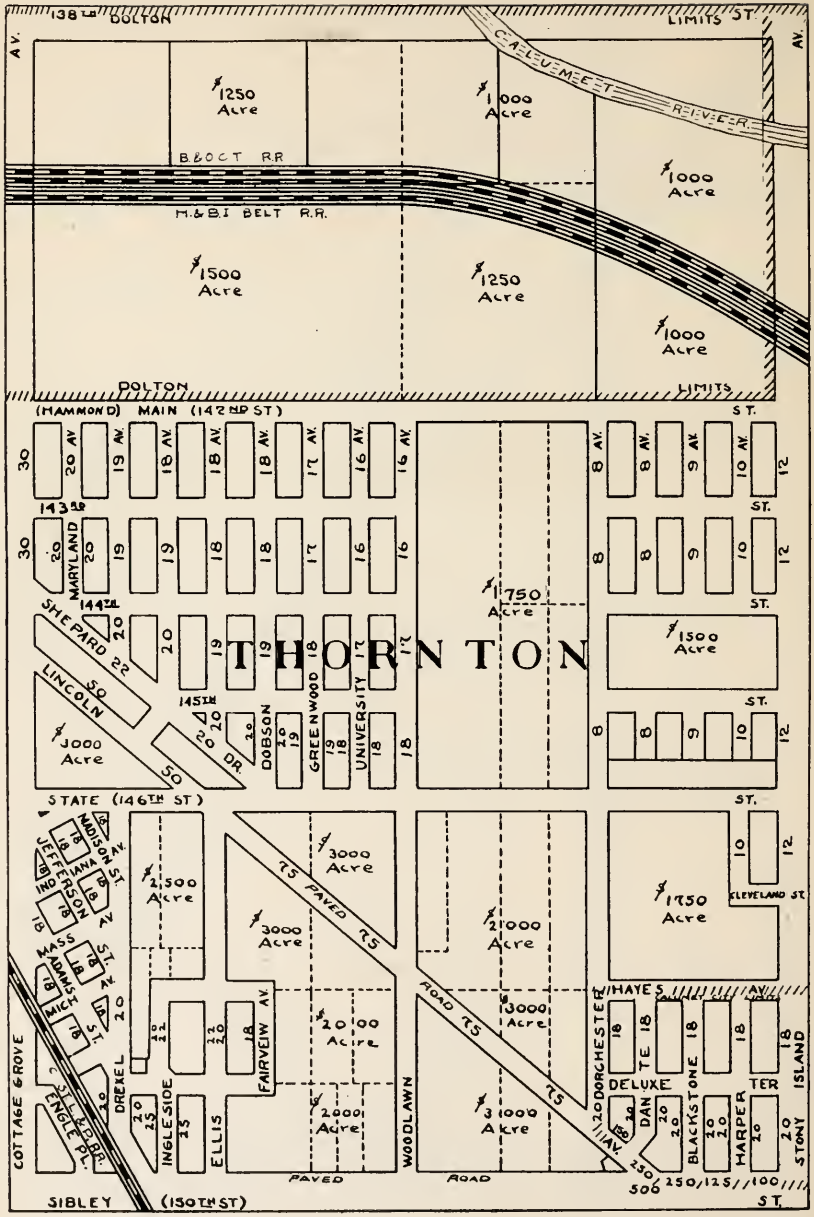

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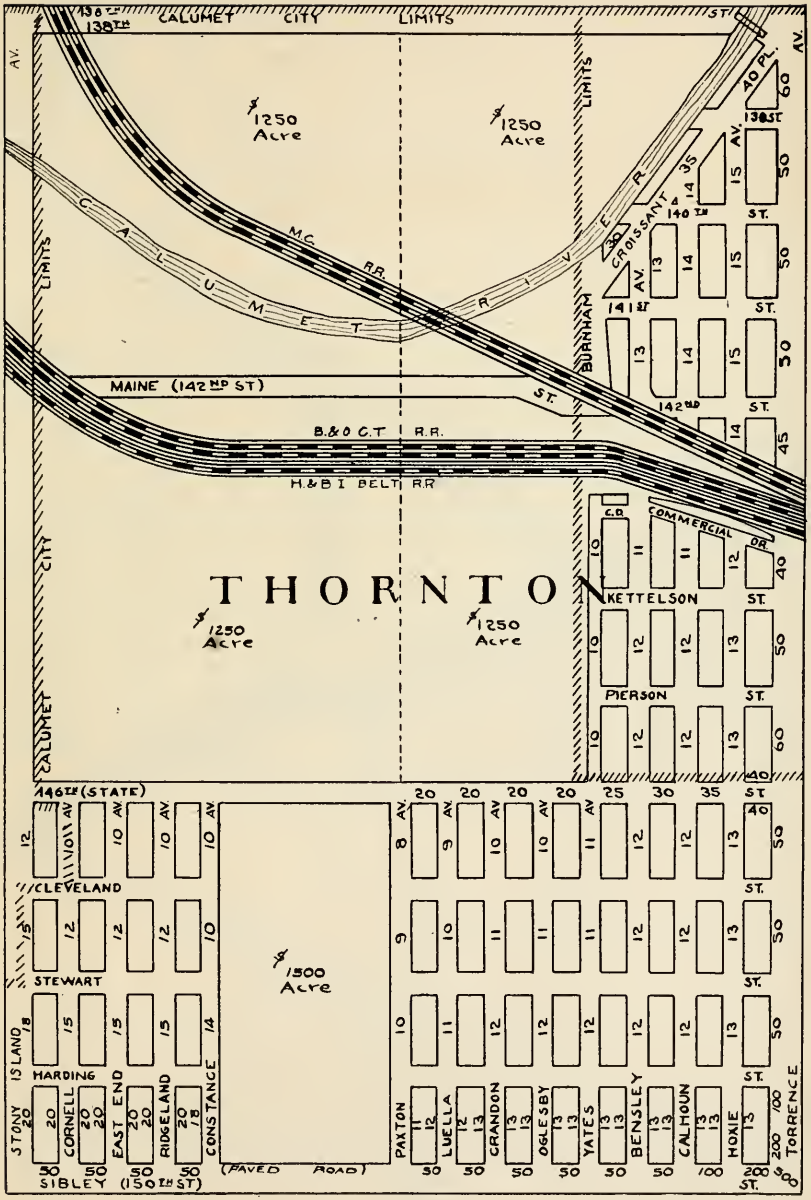

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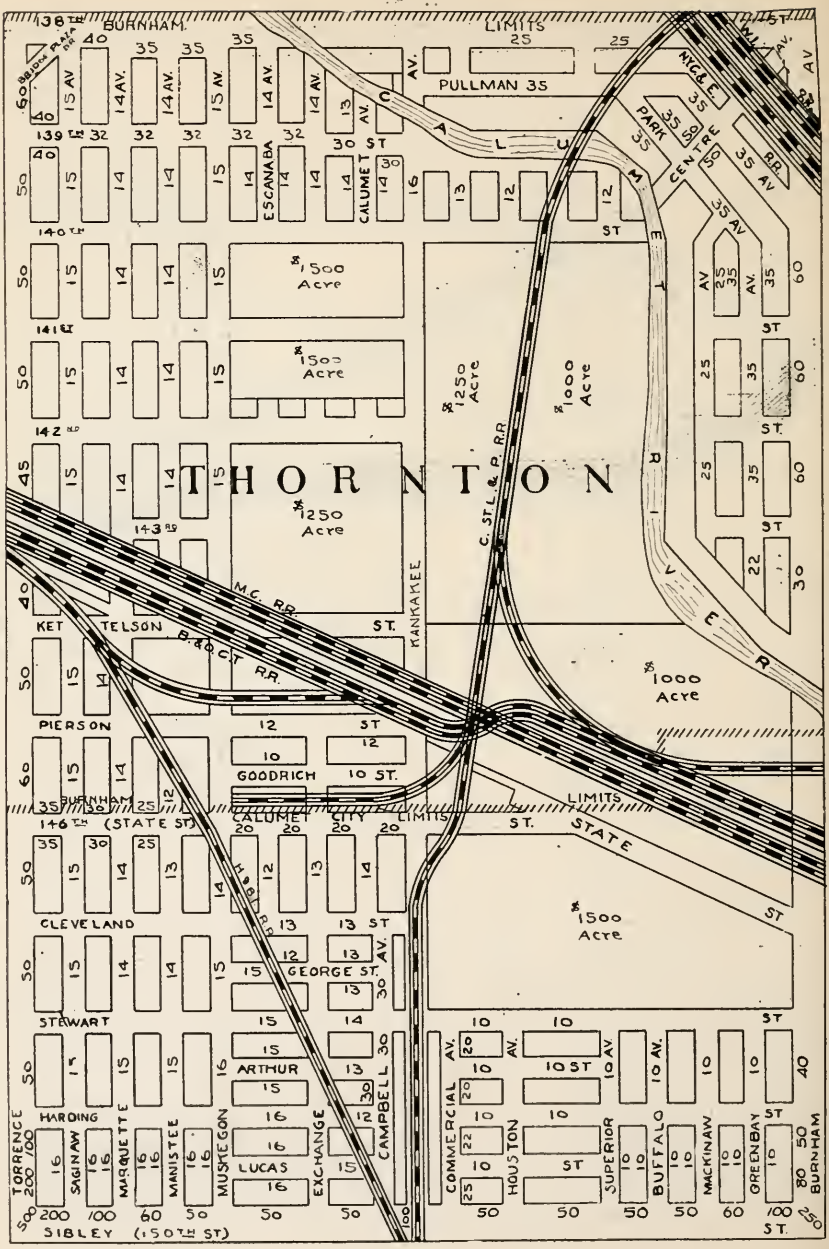

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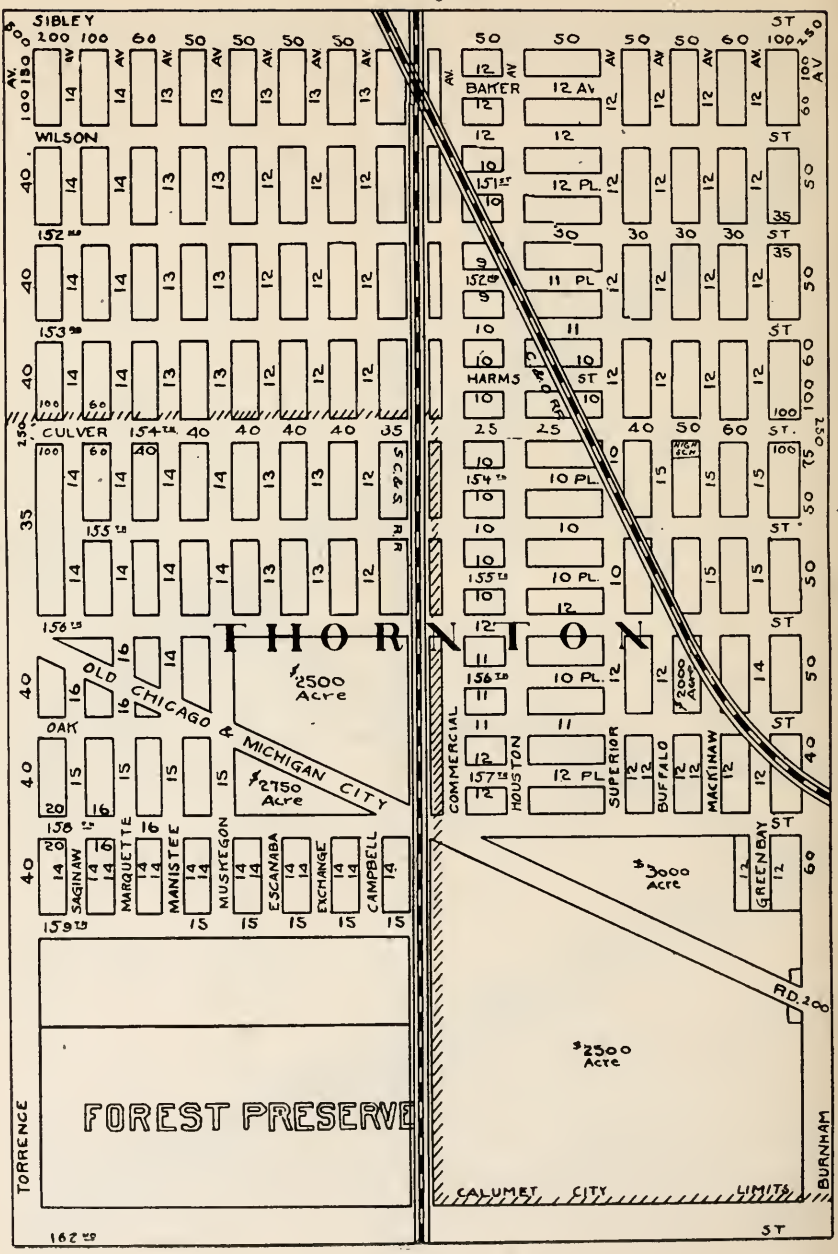

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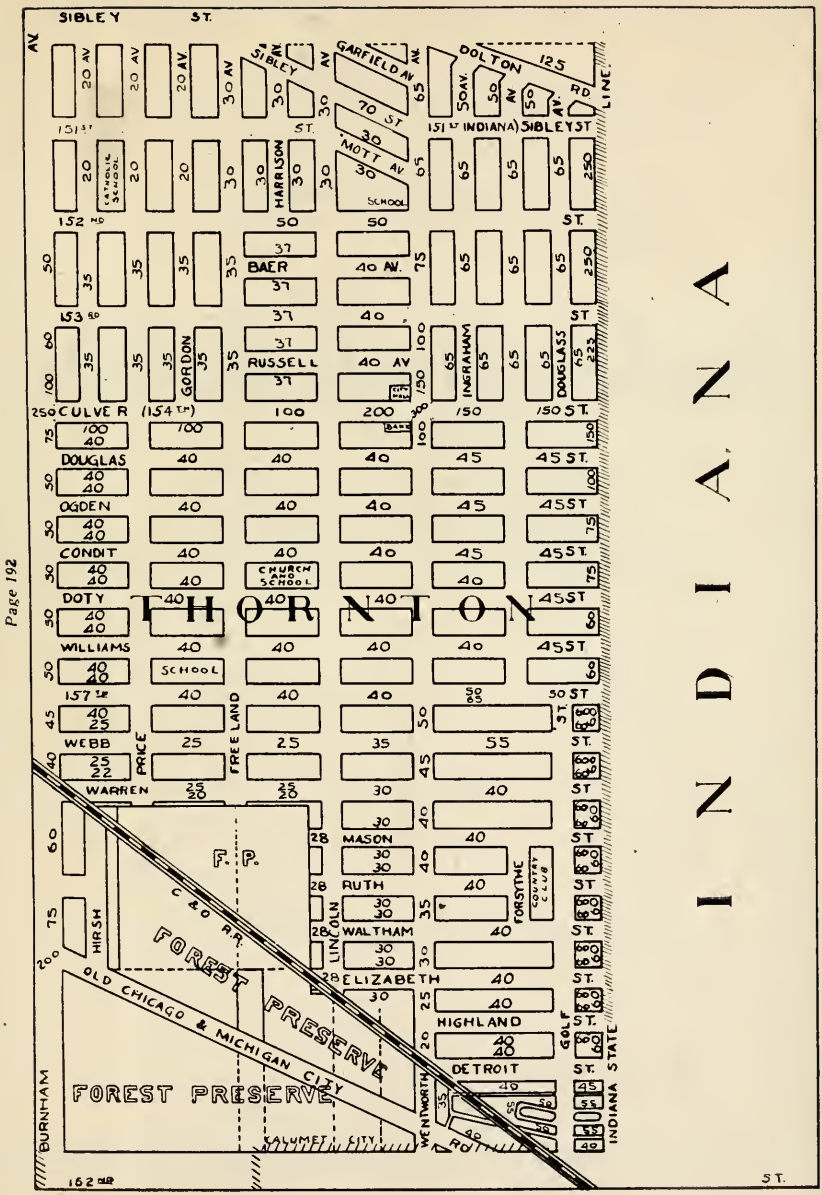

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1928

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DEARBORN 2023

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